



Tenant and Parking Spaces = 288
BF Parking Spaces = 18
Total Above Ground Parking Provided = 96
Total Under Ground Parking Provided = 192
Total Parking Provided = 288



 DENOTES REQUIRED DRAINAGE EASEMENTS OVER CITY PROPERTY FOR STORM SEWER TO OUTFALL AT EXISTING CITY CONTROL STRUCTURE

 DENOTES REQUIRED EASEMENTS (OR AMENDMENT TO EXISTING EASEMENTS) OVER PART 1, PLAN 1R-13427

REFERENCE PLAN TO EXCAVATE & FILL, REMOVE TREES AND CONSTRUCT PARKING RAMP STRUCTURE AND ACCESS ROADS WITHIN EXISTING DRAINAGE AND UTILITY EASEMENT (PART 1, PLAN 1R-13427)

 SOD
All sod to be laid upon 100mm of topsoil as per specifications - ensure positive drainage.

 NEW CONCRETE SIDEWALK
Refer to Civil drawings for detailing and specifications.

 **Proposed Site Plan**
Project North Scale 1:400

not to be used for construction unless sealed and signed by the architect

Project
Proposed Apartment Complex
22 McDonald Avenue
Sault Ste. Marie, ON
david ELLIS architect inc.
267 cathcart street sault ste. marie p6a 1e5 ph.705 253 4333 e.r.david.ellis@ellisdesign.ca

revisions

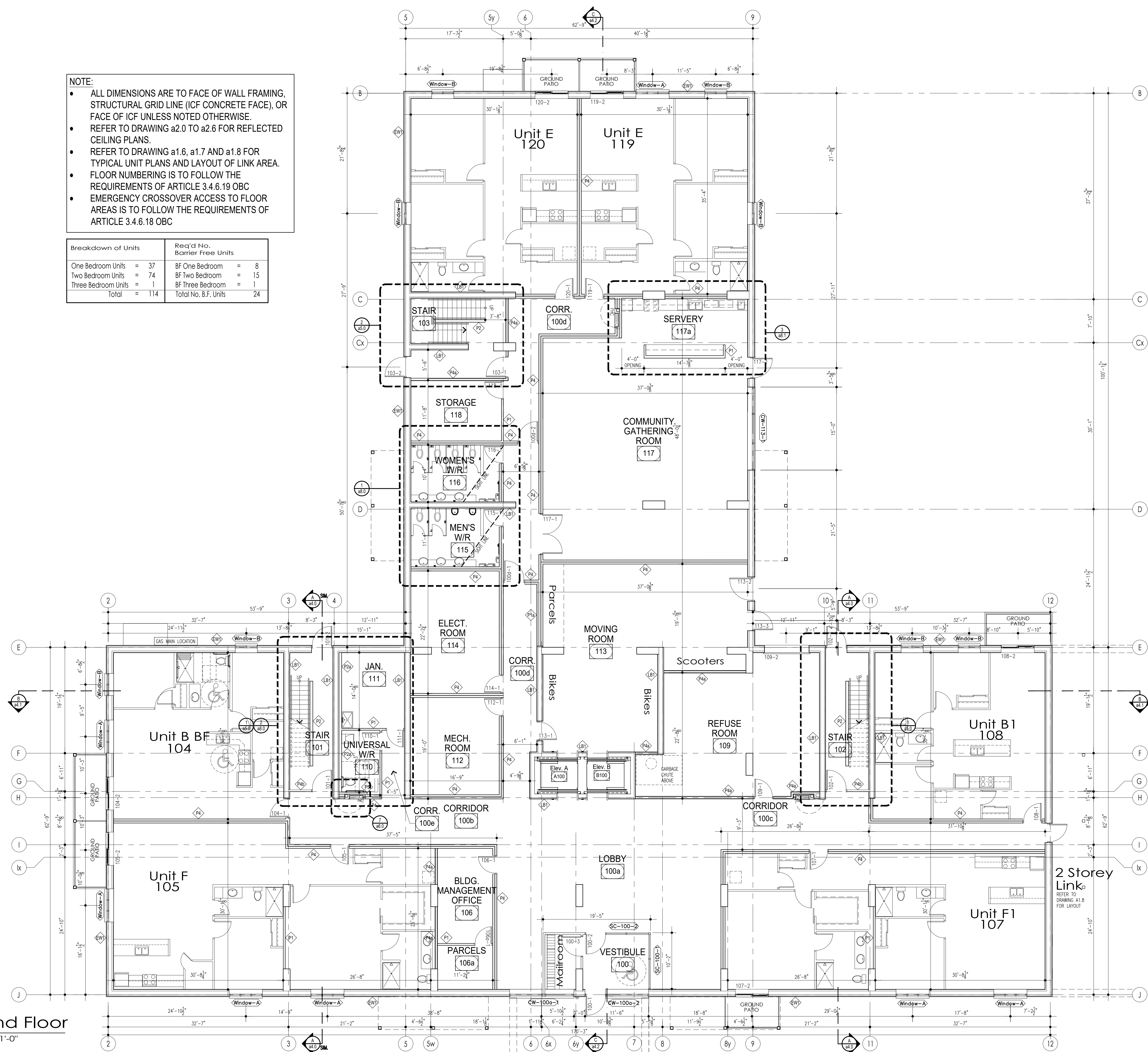
scale 1:200
date October 10, 2024
checked by d.ellis
drawn by smackey

drawing
Proposed Site Plan
project number
24-31

NOTE:

- ALL DIMENSIONS ARE TO FACE OF WALL FRAMING, STRUCTURAL GRID LINE (ICF CONCRETE FACE), OR FACE OF ICF UNLESS NOTED OTHERWISE.
- REFER TO DRAWING a2.0 TO a2.6 FOR REFLECTED CEILING PLANS.
- REFER TO DRAWING a1.6, a1.7 AND a1.8 FOR TYPICAL UNIT PLANS AND LAYOUT OF LINK AREA.
- FLOOR NUMBERING IS TO FOLLOW THE REQUIREMENTS OF ARTICLE 3.4.6.19 OBC
- EMERGENCY CROSSOVER ACCESS TO FLOOR AREAS IS TO FOLLOW THE REQUIREMENTS OF ARTICLE 3.4.6.18 OBC

Breakdown of Units		Req'd No. Barrier Free Units	
One Bedroom Units	= 37	BF One Bedroom	= 8
Two Bedroom Units	= 74	BF Two Bedroom	= 15
Three Bedroom Units	= 1	BF Three Bedroom	= 1
Total	= 114	Total No. B.F. Units	= 24



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project
Proposed Apartment Complex
22 McDonald Avenue
Sault Ste. Marie, ON

revisions

scale	1/8"=1'-0"
date	October 25, 2024
checked by	d ellis
drawn by	smackey

drawing
Ground Floor Plan

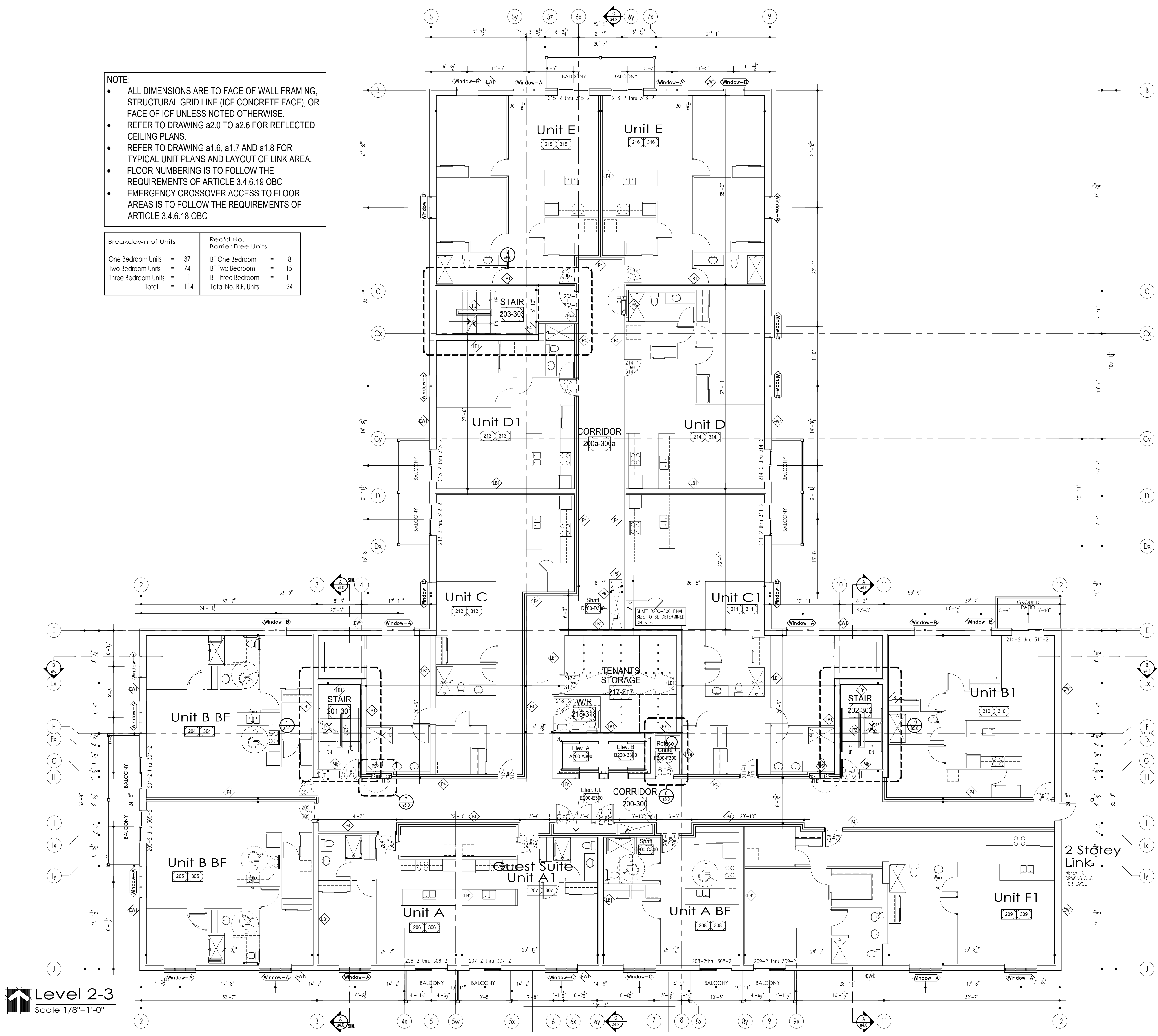
project number
24-31

project
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267 cathcart street sault ste. marie p6a 1e5 ph: 705 253 4333 e: david.ellis@ellisdesign.ca

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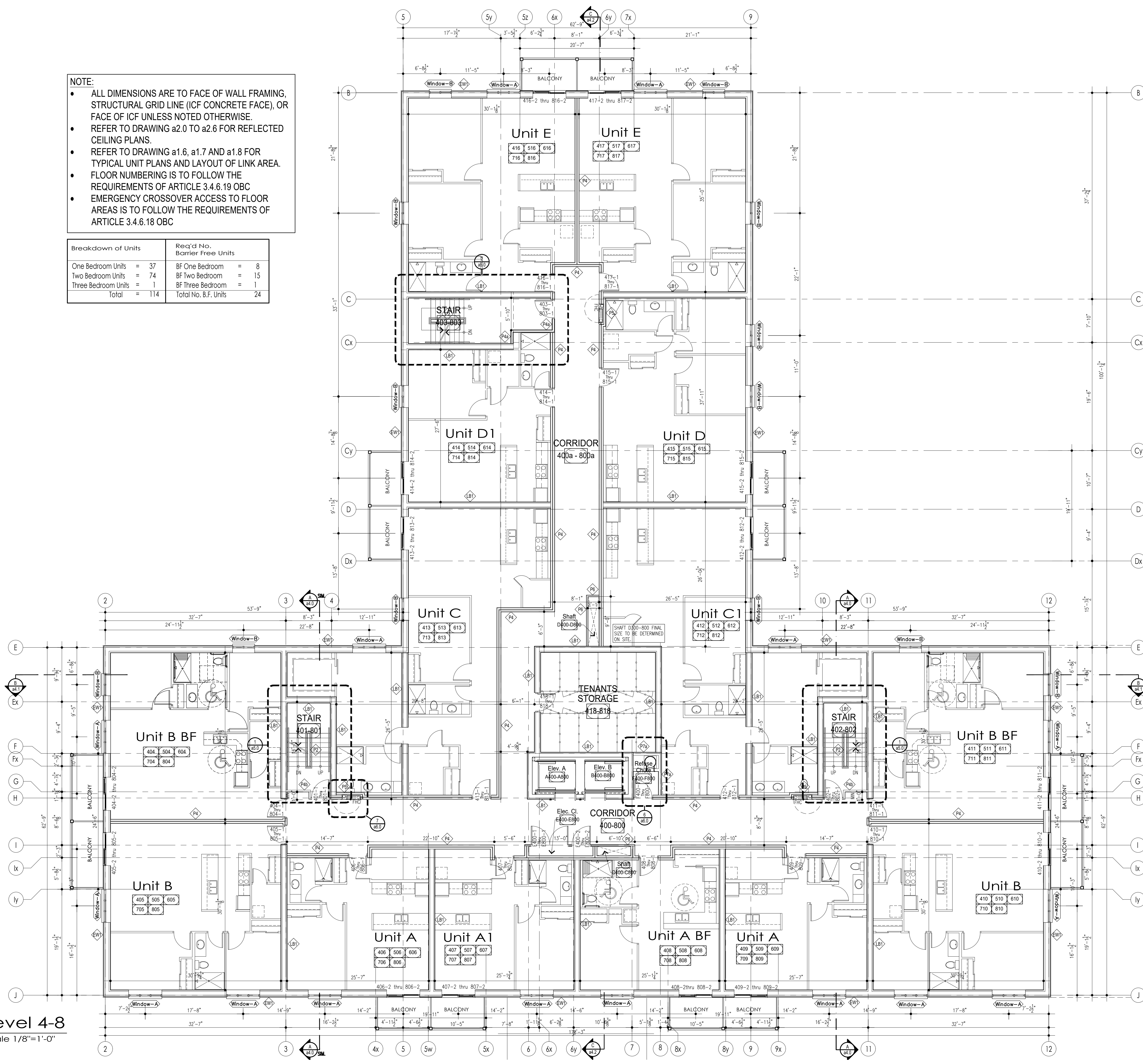


Level 2-3
 Scale 1/8"=1'-0"

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 Sault Ste. Marie, ON
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revisions

scale
1/8"=1'-0"

date
October 24, 2024

checked by
d ellis

drawn by
smackey

drawing
Level 4-8
Floor Plan

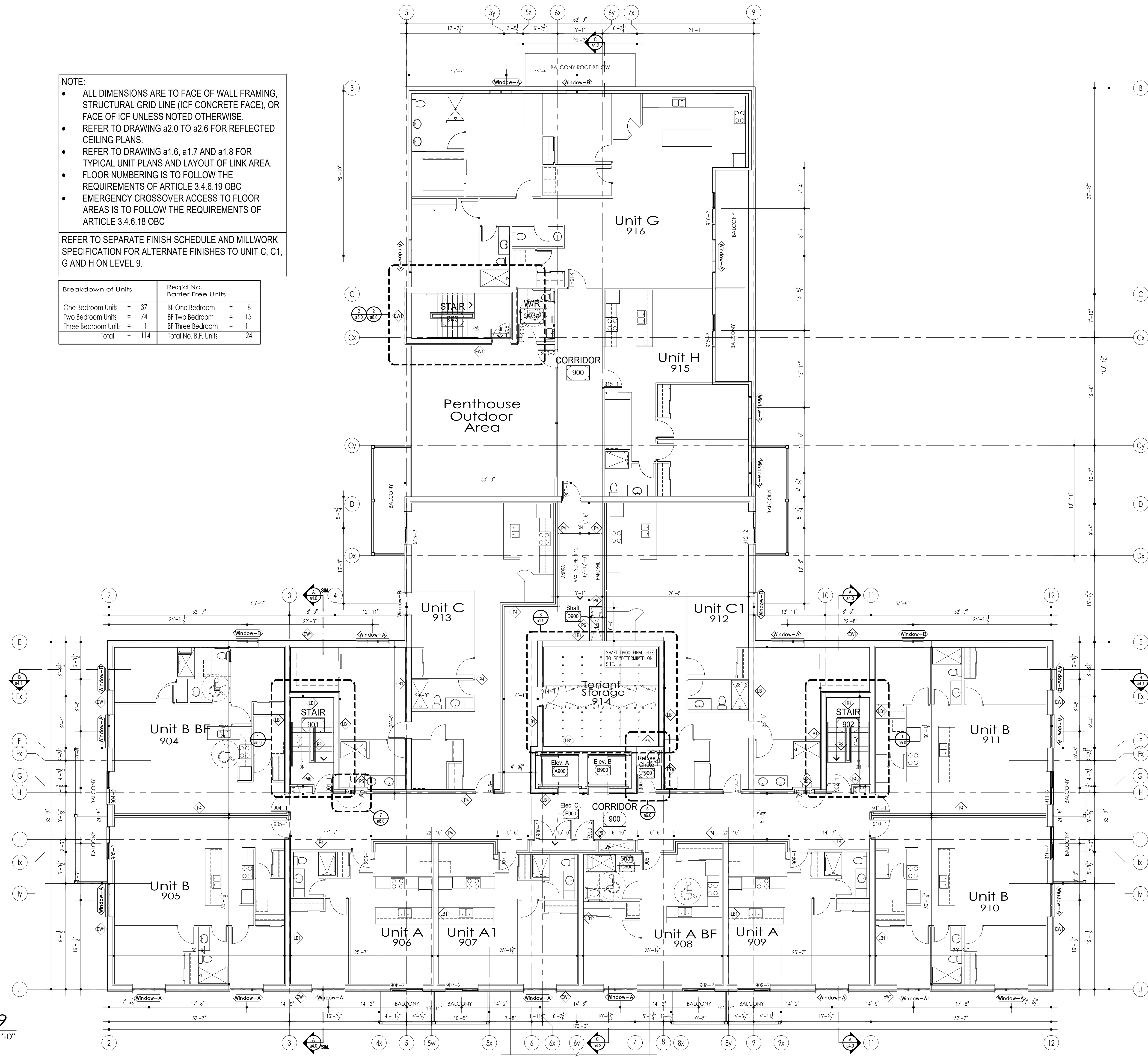
project number
24-31

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REFER TO SEPARATE FINISH SCHEDULE AND MILLWORK SPECIFICATION FOR ALTERNATE FINISHES TO UNIT C, C1, G AND H ON LEVEL 9.

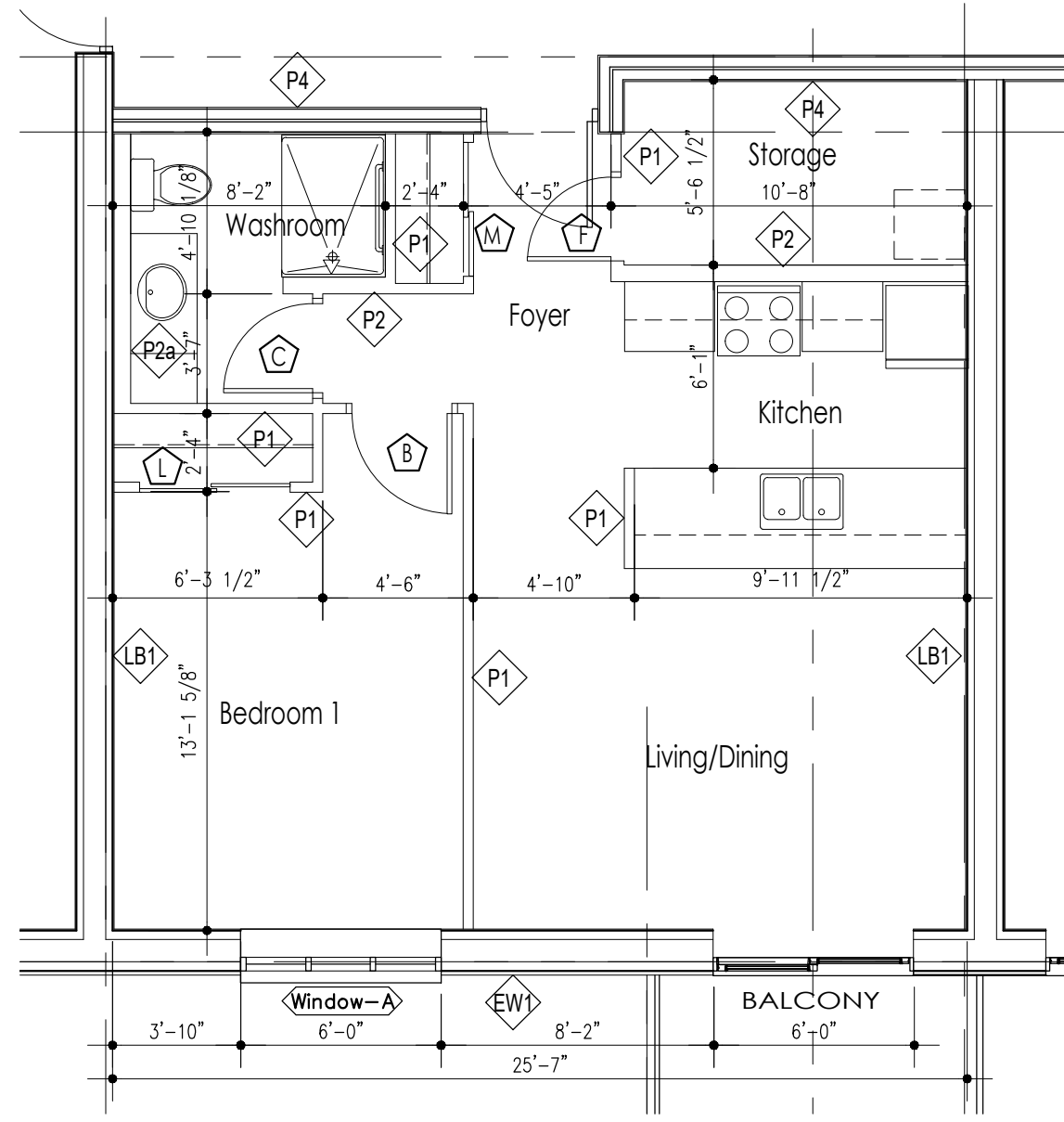
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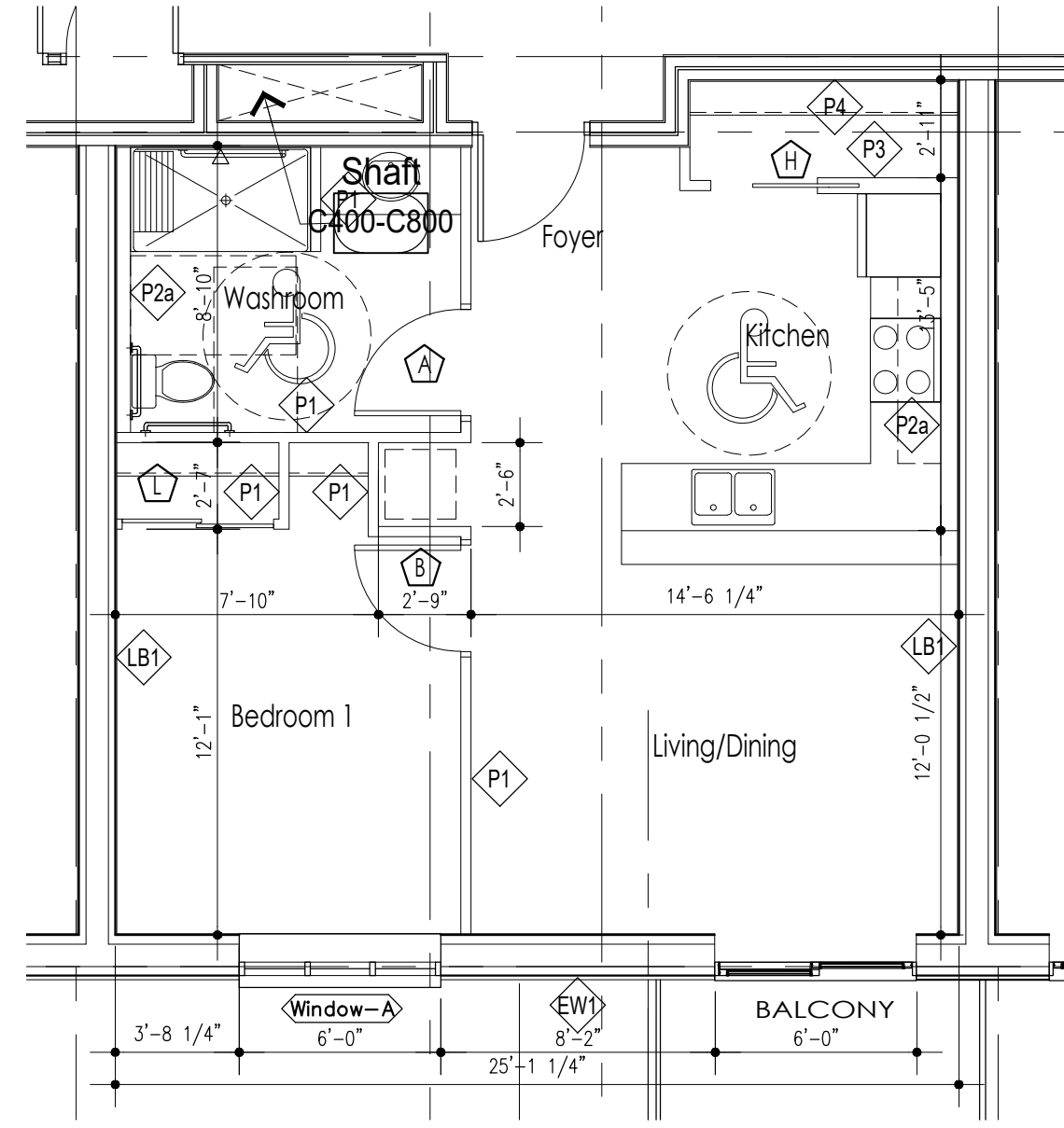
Project
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david ELLIS architect inc.
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revisions
 scale 1/8"=1'-0"
 date October 29, 2024
 checked by d ellis
 drawn by smackey

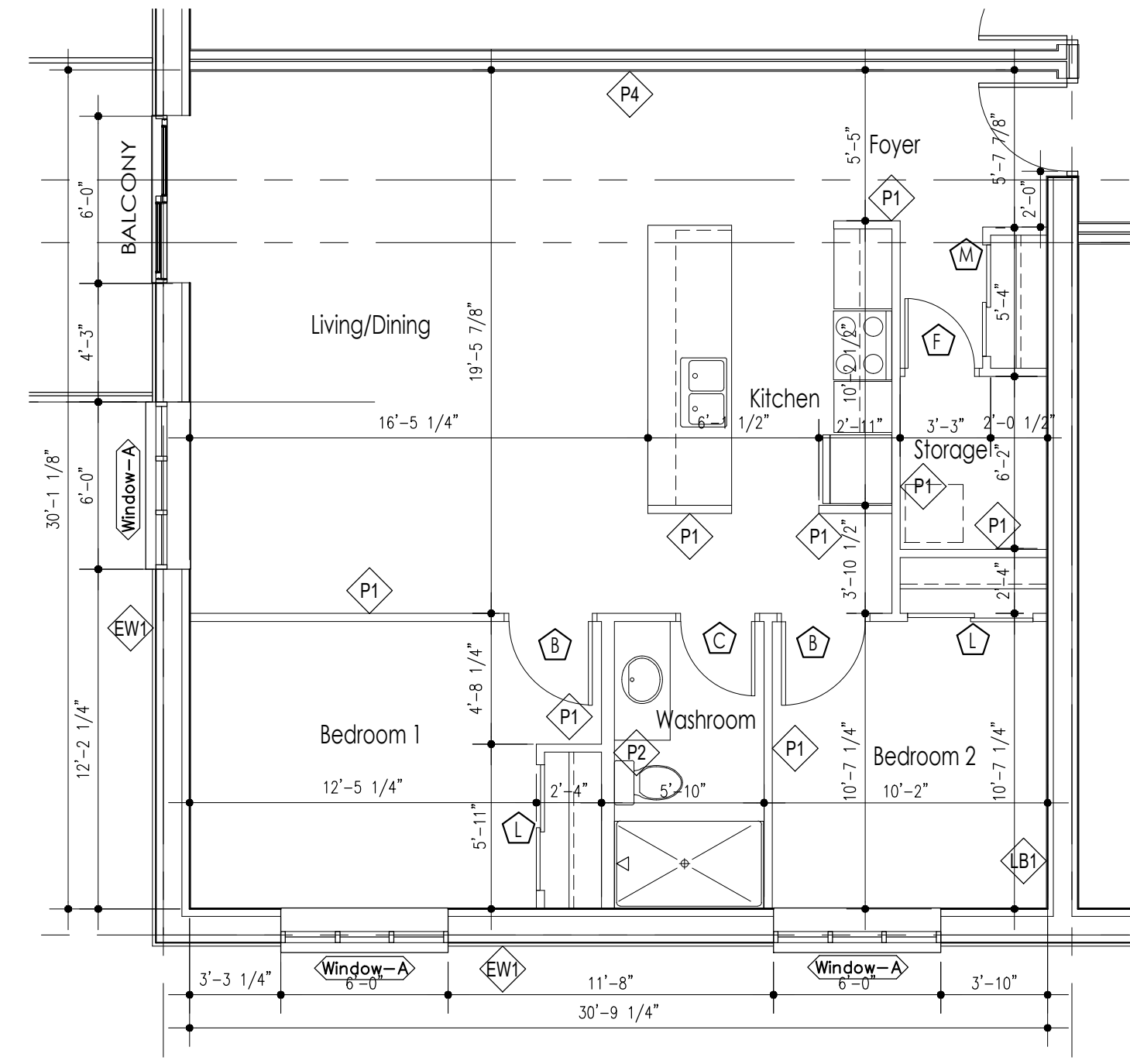
drawing
Level 9
Floor Plan
 project number
24-31



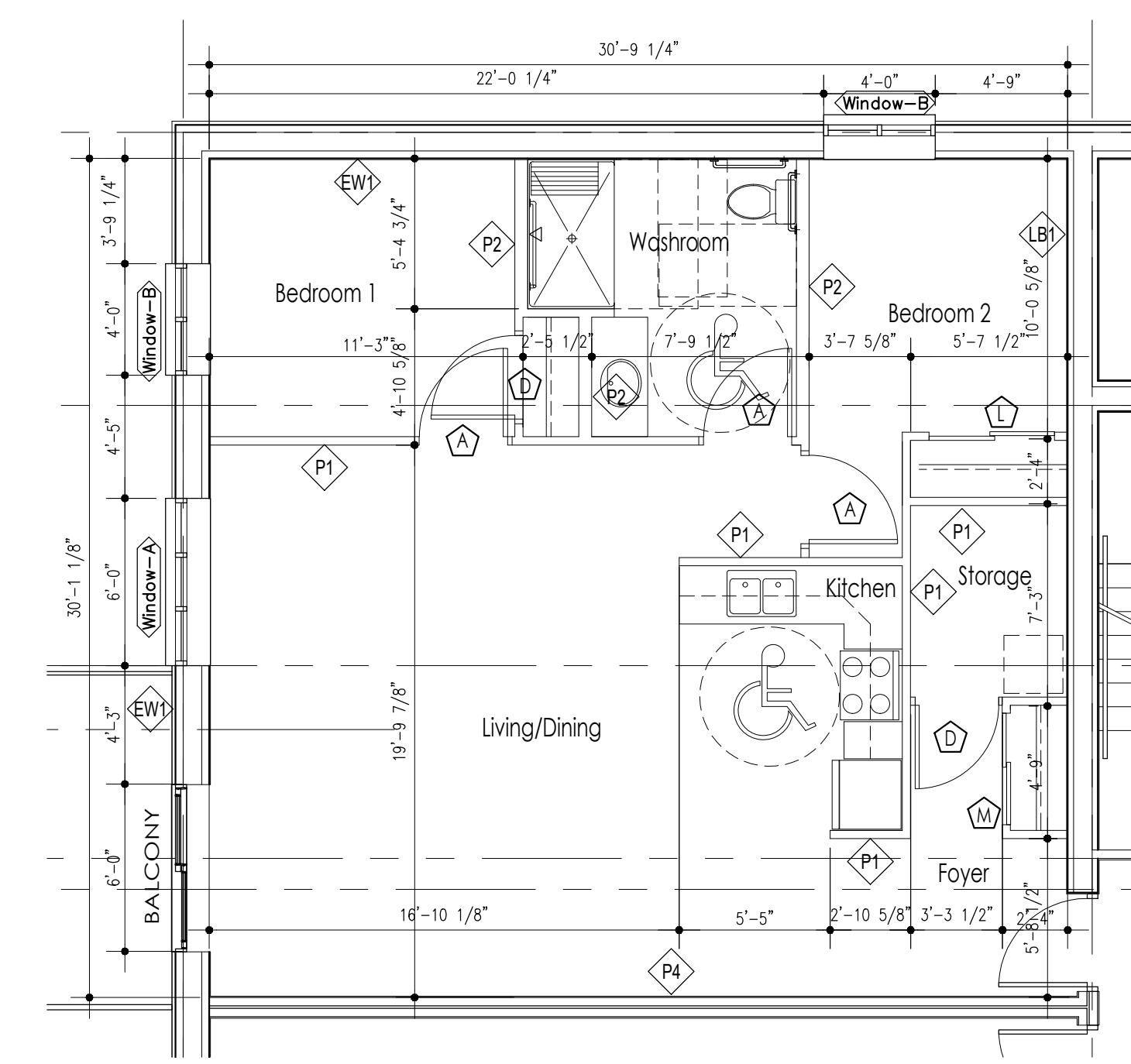
ONE BEDROOM - UNIT A
SCALE: 3/16"-1'-0"



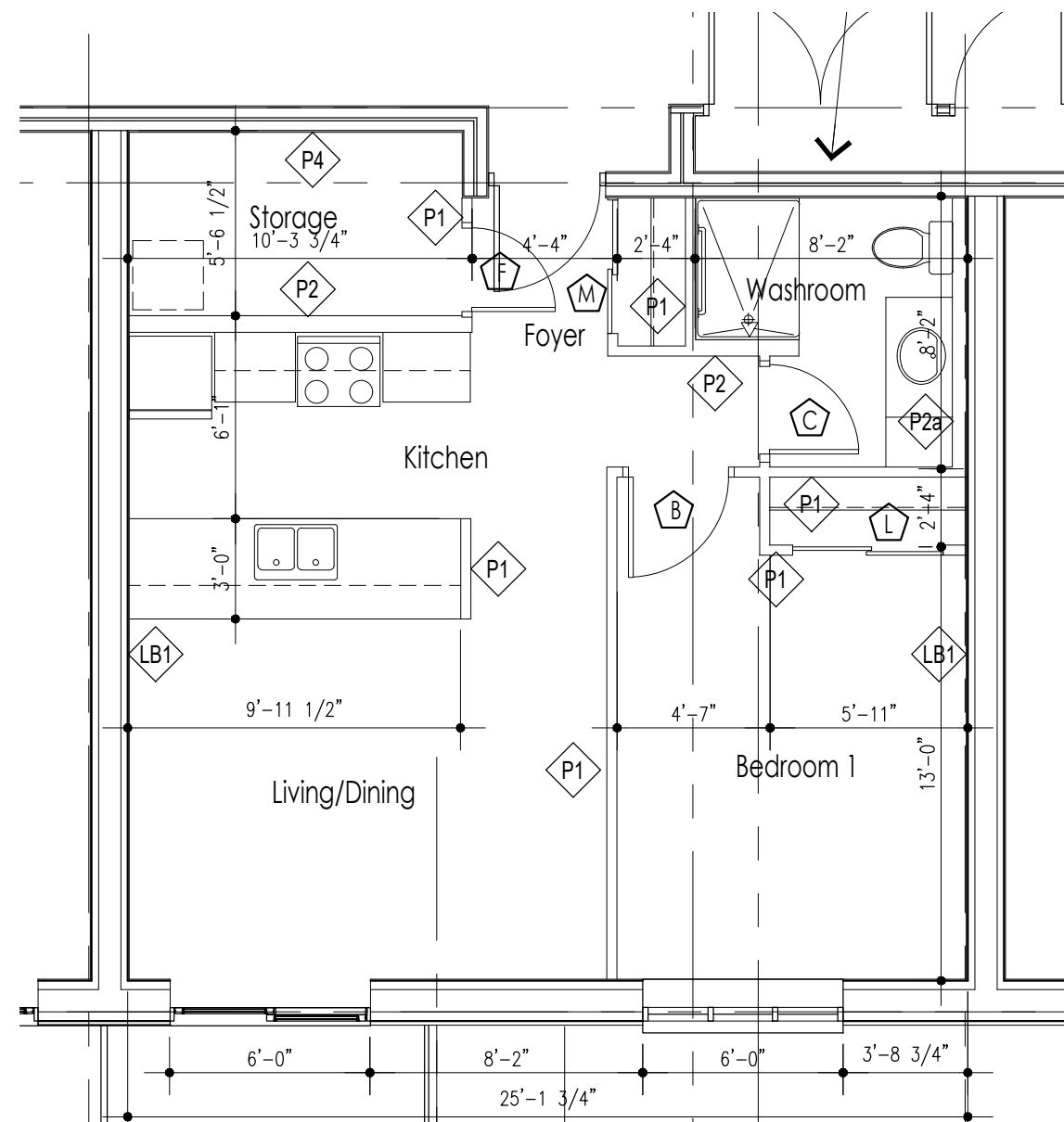
BARRIER FREE ONE BEDROOM - UNIT A
SCALE: 3/16"-1'-0"



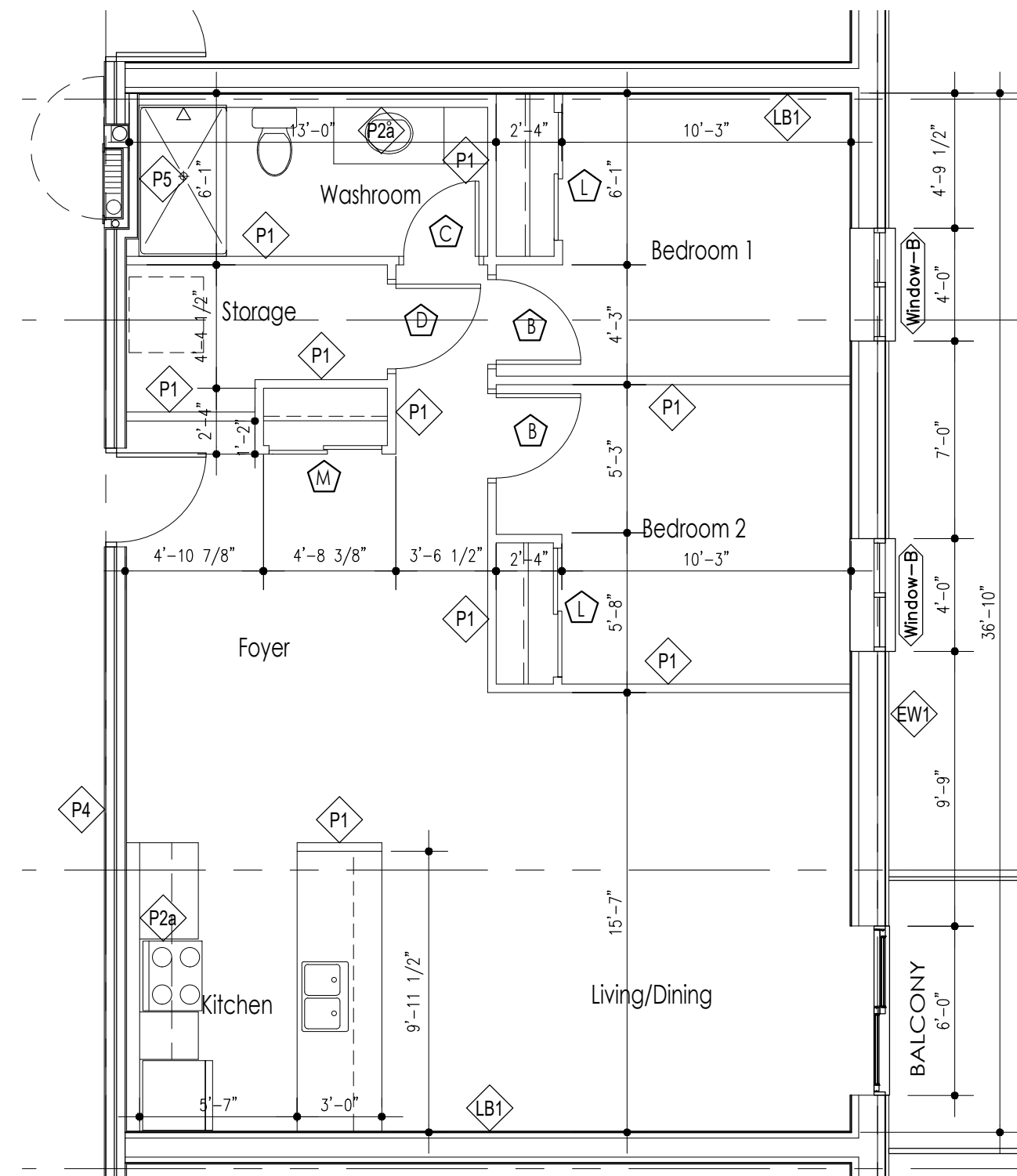
TWO BEDROOM - UNIT B
SCALE: 3/16"-1'-0"



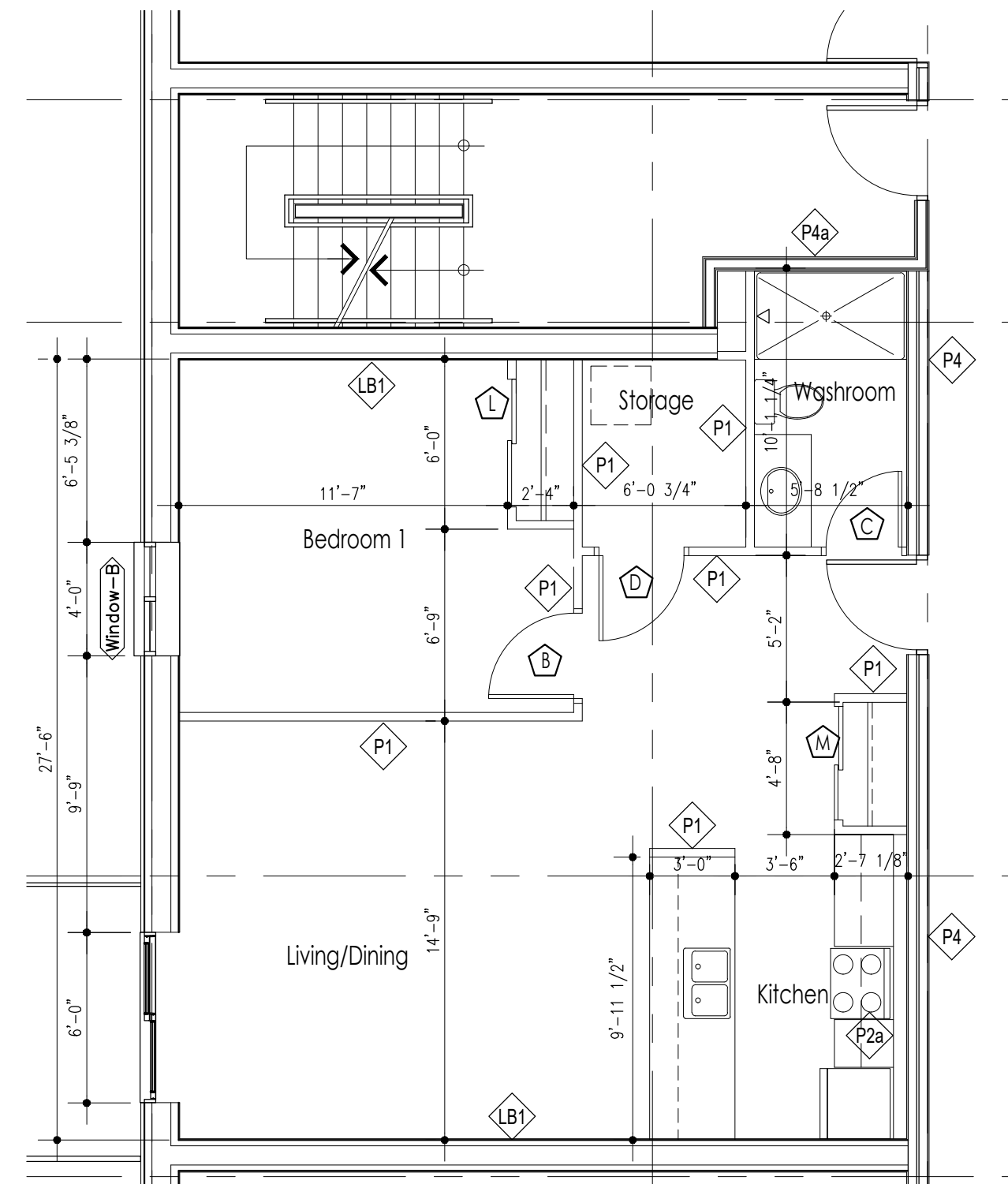
BARRIER FREE TWO BEDROOM - UNIT B
SCALE: 3/16"-1'-0"



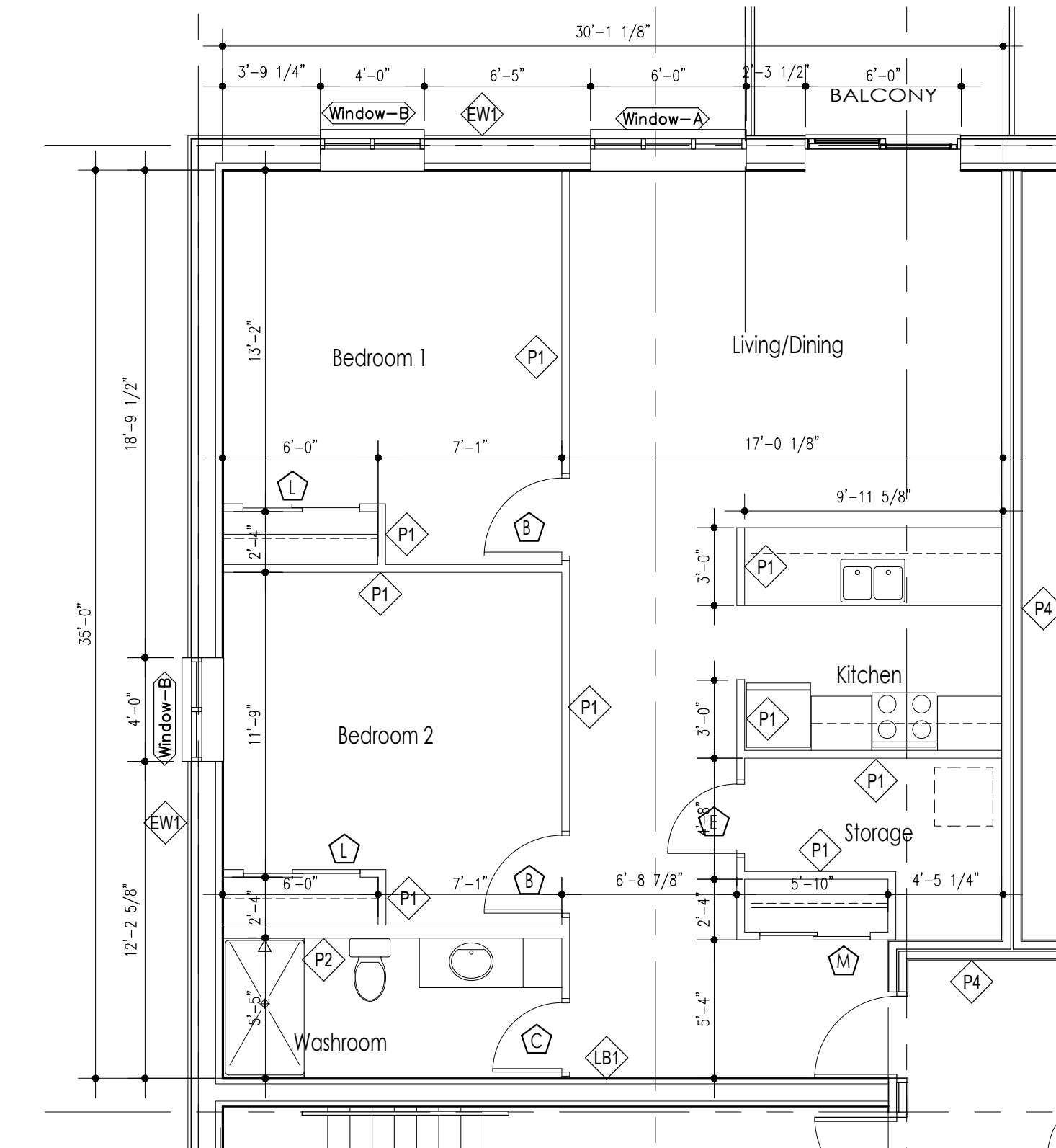
ONE BEDROOM - UNIT A1, GUEST SUITE
SCALE: 3/16"-1'-0"



TWO BEDROOM - UNIT D
SCALE: 3/16"-1'-0"



ONE BEDROOM - UNIT D1
SCALE: 3/16"-1'-0"



TWO BEDROOM - UNIT E
SCALE: 3/16"-1'-0"

NOTE:

- Refer to overall plan and exterior elevations for window types.
- Refer to overall plan for unit door numbers.
- Refer to overall plan for unit orientation.
- Refer to drawing a2.0 to a2.6 for Reflected Ceiling Plans.
- Refer to drawing a8.2 for Washroom/Kitchen Plans and Elev.
- Refer to drawing a8.3 for Typical Millwork Section Details

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Sault Ste. Marie, ON
david ELLIS architect inc.
267 cathcart street sault ste. marie p6a 1e5 ph: 705 253 4333 e: david.ellis@ellisdesign.ca

revisions

scale 3/16" = 1'-0"

date October 10, 2024

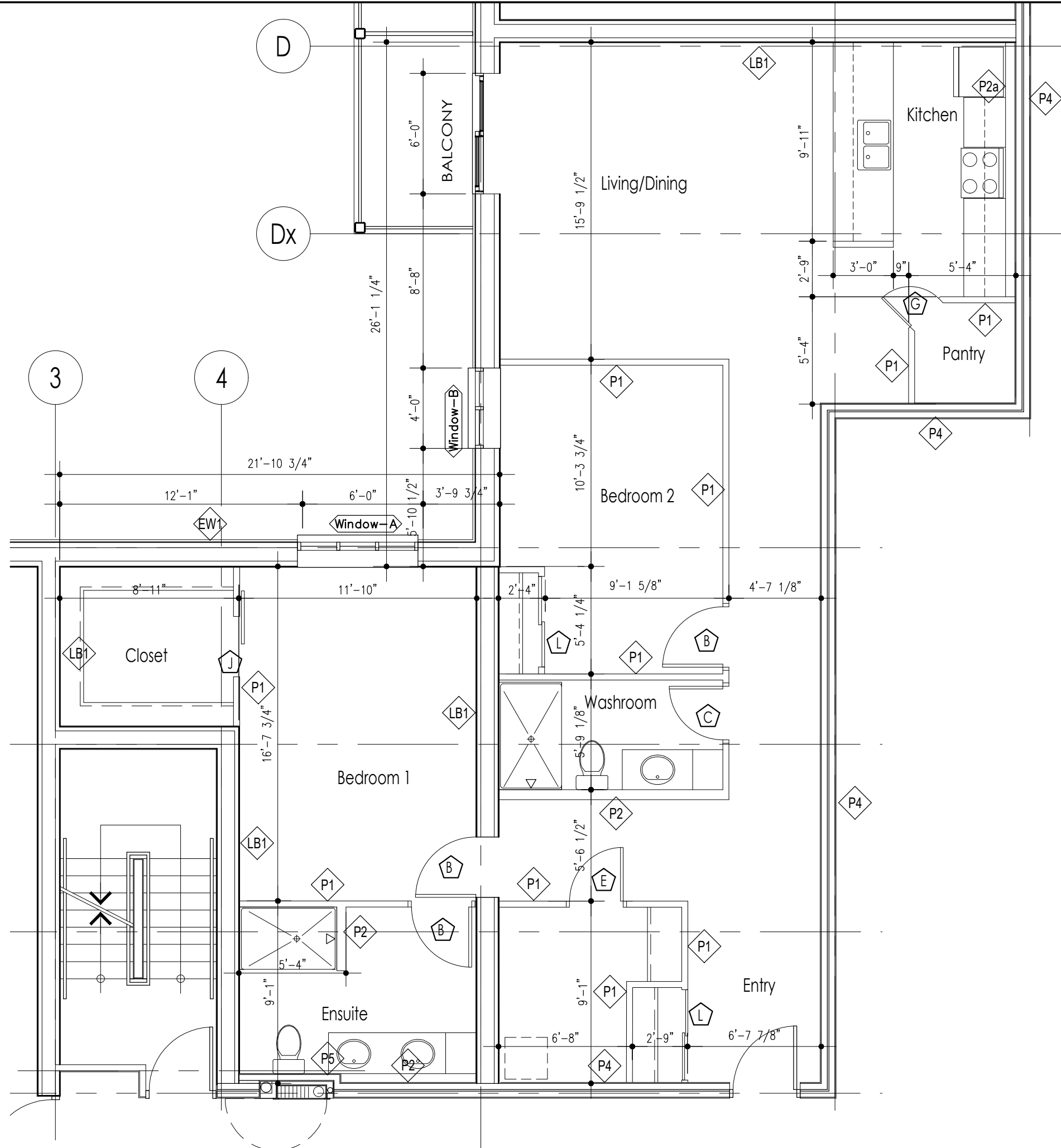
checked by d ellis

drawn by smackey

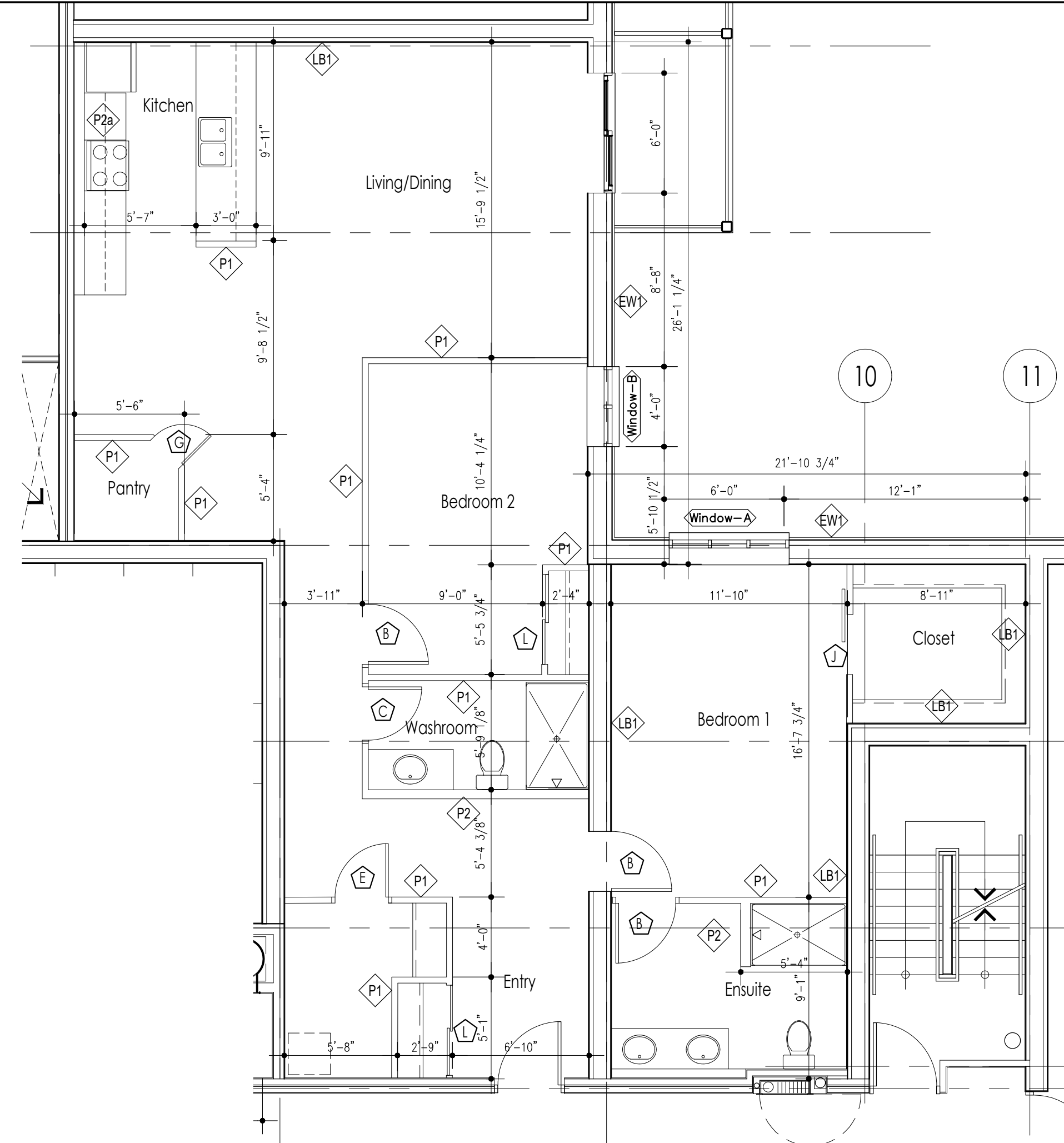
drawing Unit Detail Plans

project number 24-31

0-1.6

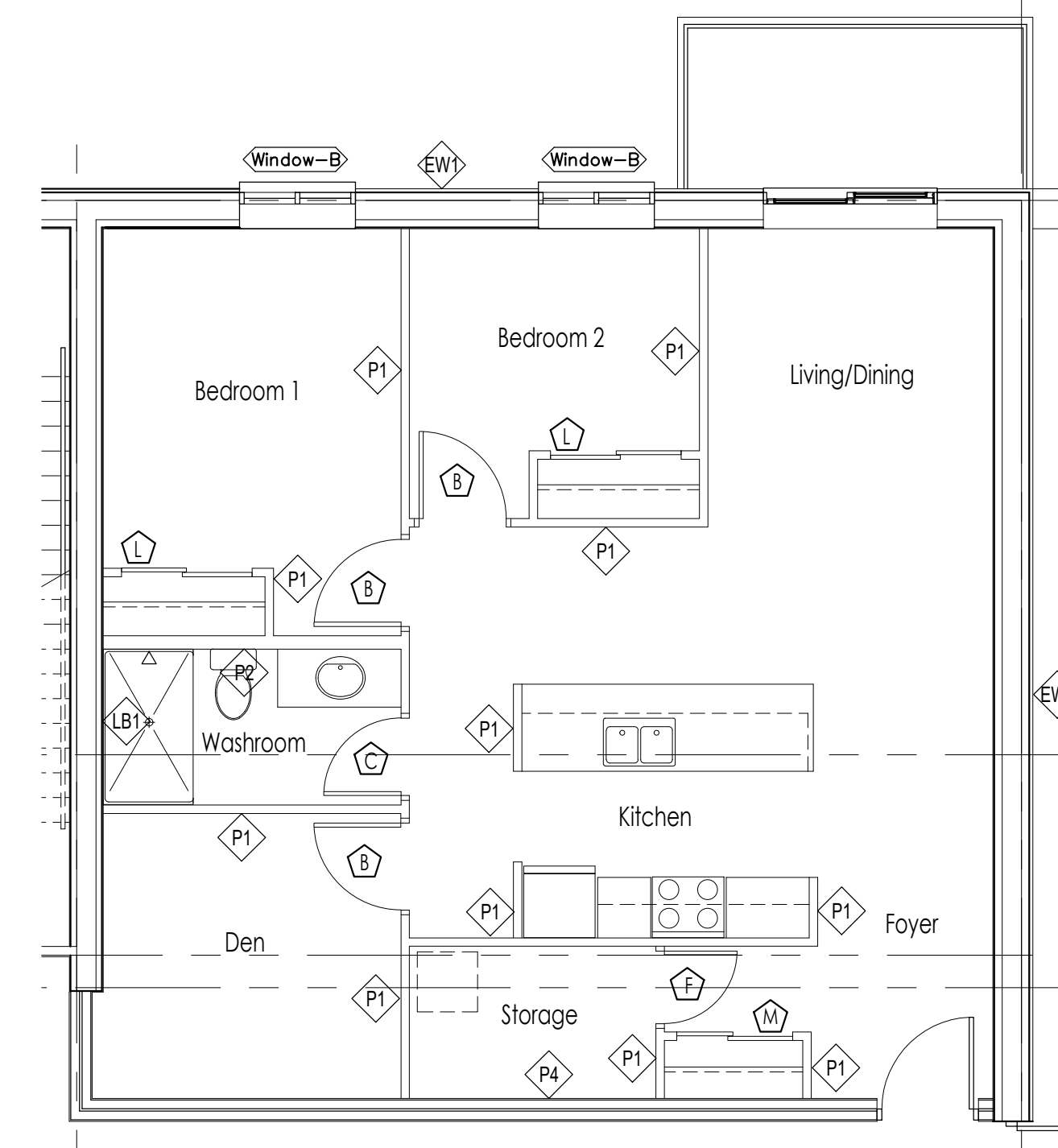


TWO BEDROOM - UNIT C
SCALE: 3/16"-1'-0"

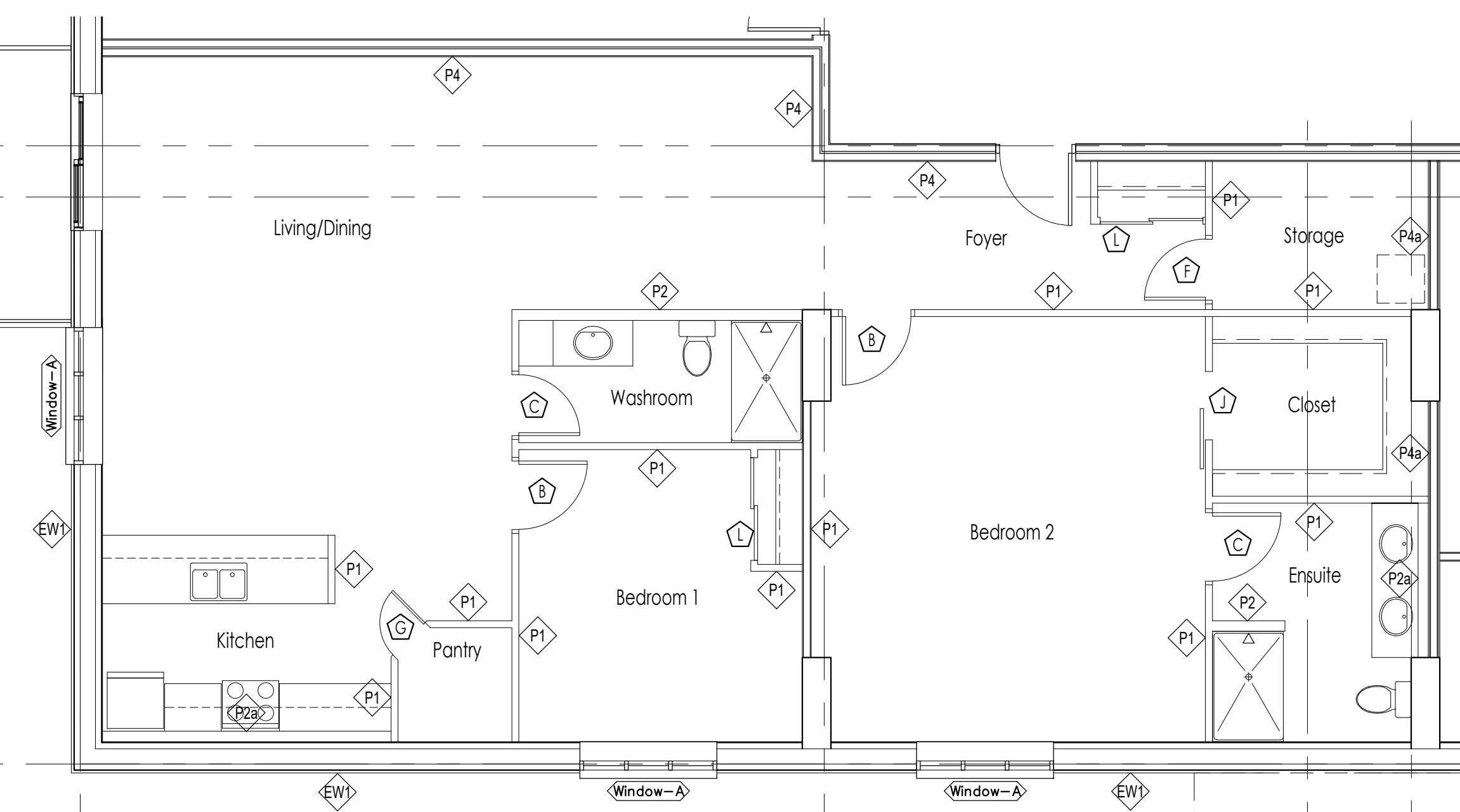


TWO BEDROOM - UNIT C1
SCALE: 3/16"-1'-0"

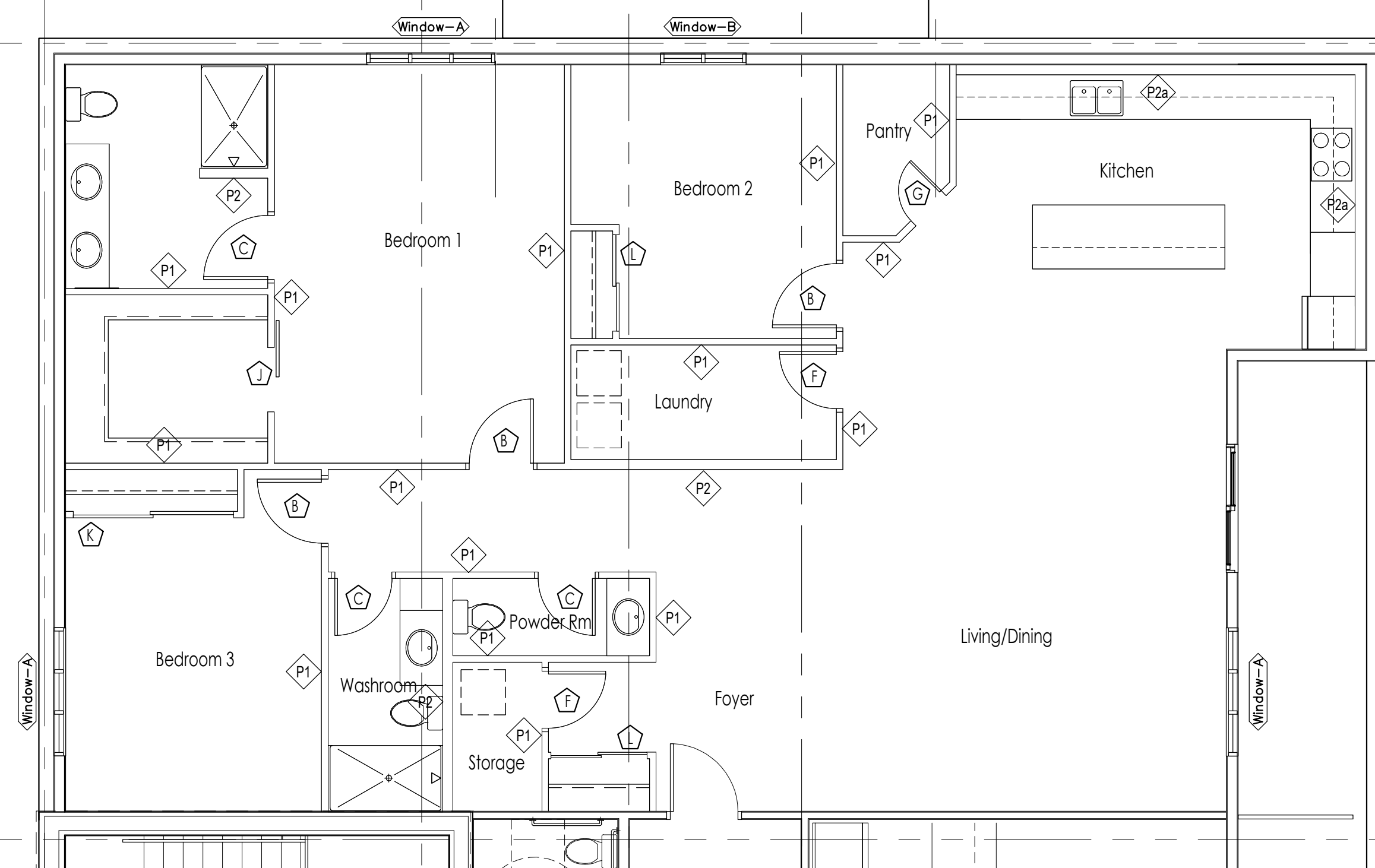
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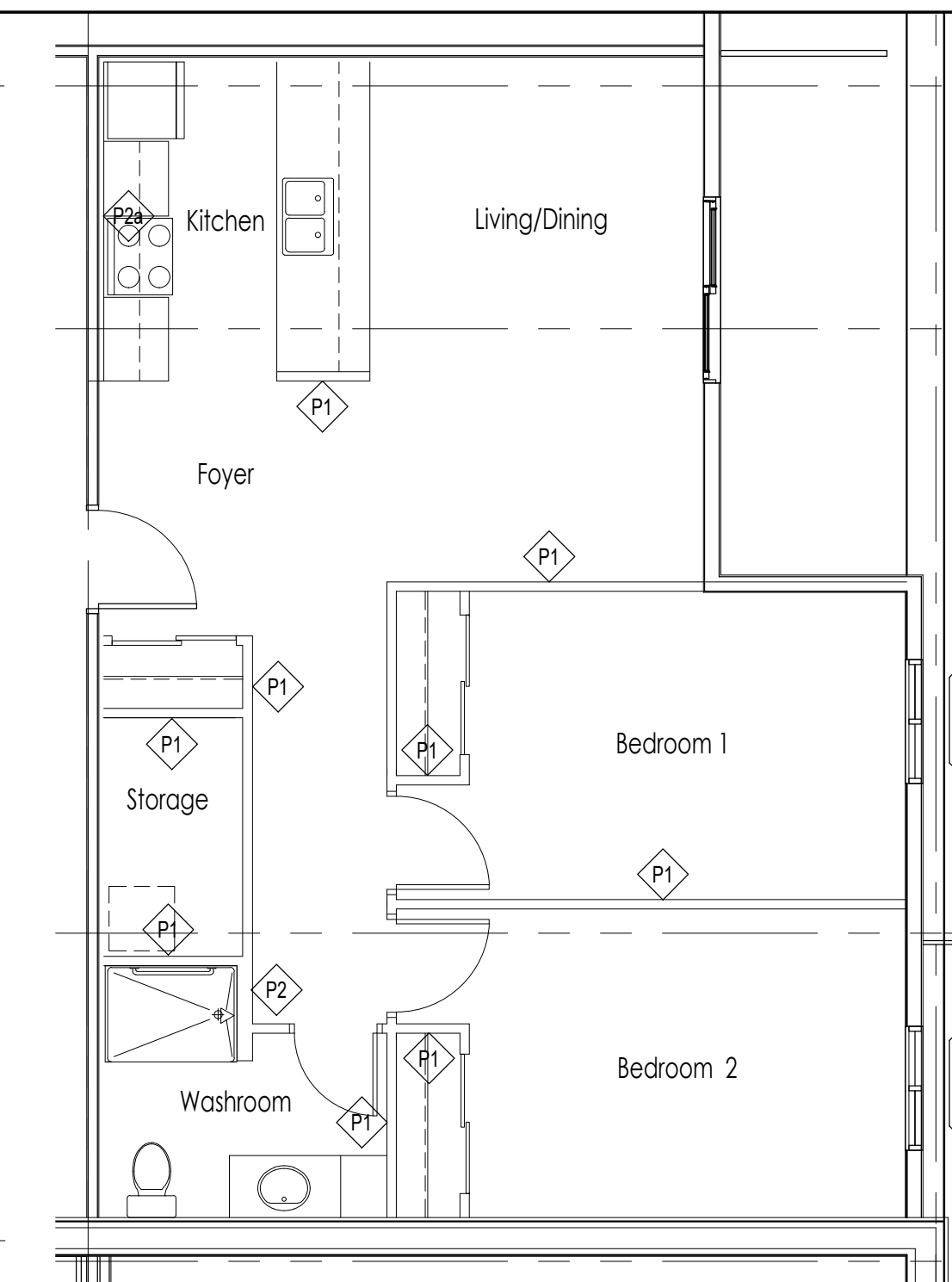
TWO BEDROOM - UNIT B1
SCALE: 3/16"-1'-0"



TWO BEDROOM - UNIT F, SIMILAR F1
SCALE: 3/16"-1'-0"



THREE BEDROOM - UNIT G
SCALE: 3/16"-1'-0"



TWO BEDROOM - UNIT H
SCALE: 3/16"-1'-0"

- NOTE:
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 - Refer to overall plan for unit orientation.
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seal

project
Proposed Apartment Complex
22 McDonald Avenue
Sault Ste. Marie, ON

scale
3/16" = 1'-0"

date
October 10, 2024

checked by
d ellis

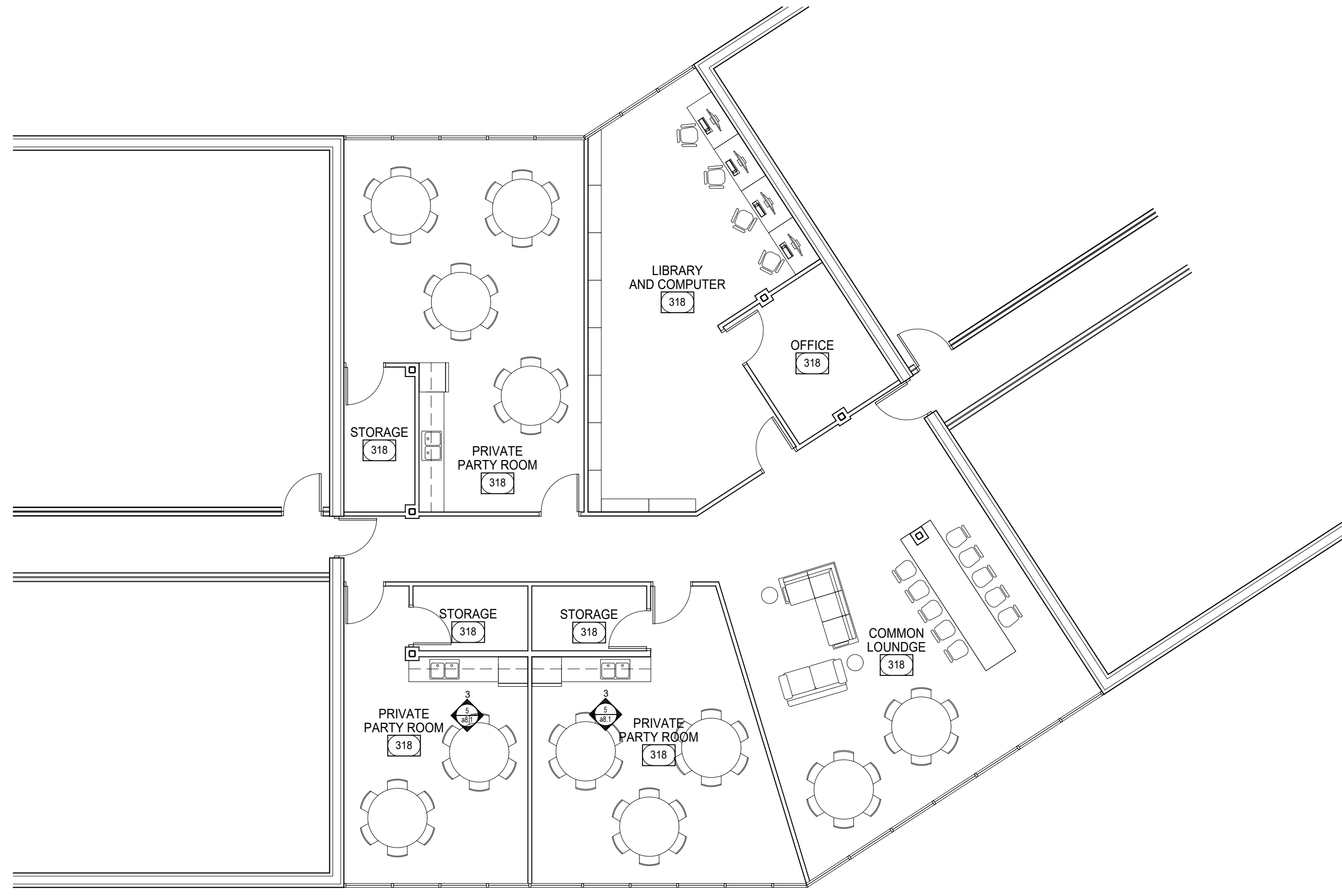
drawing
Unit Detail
Plans

project number
24-31

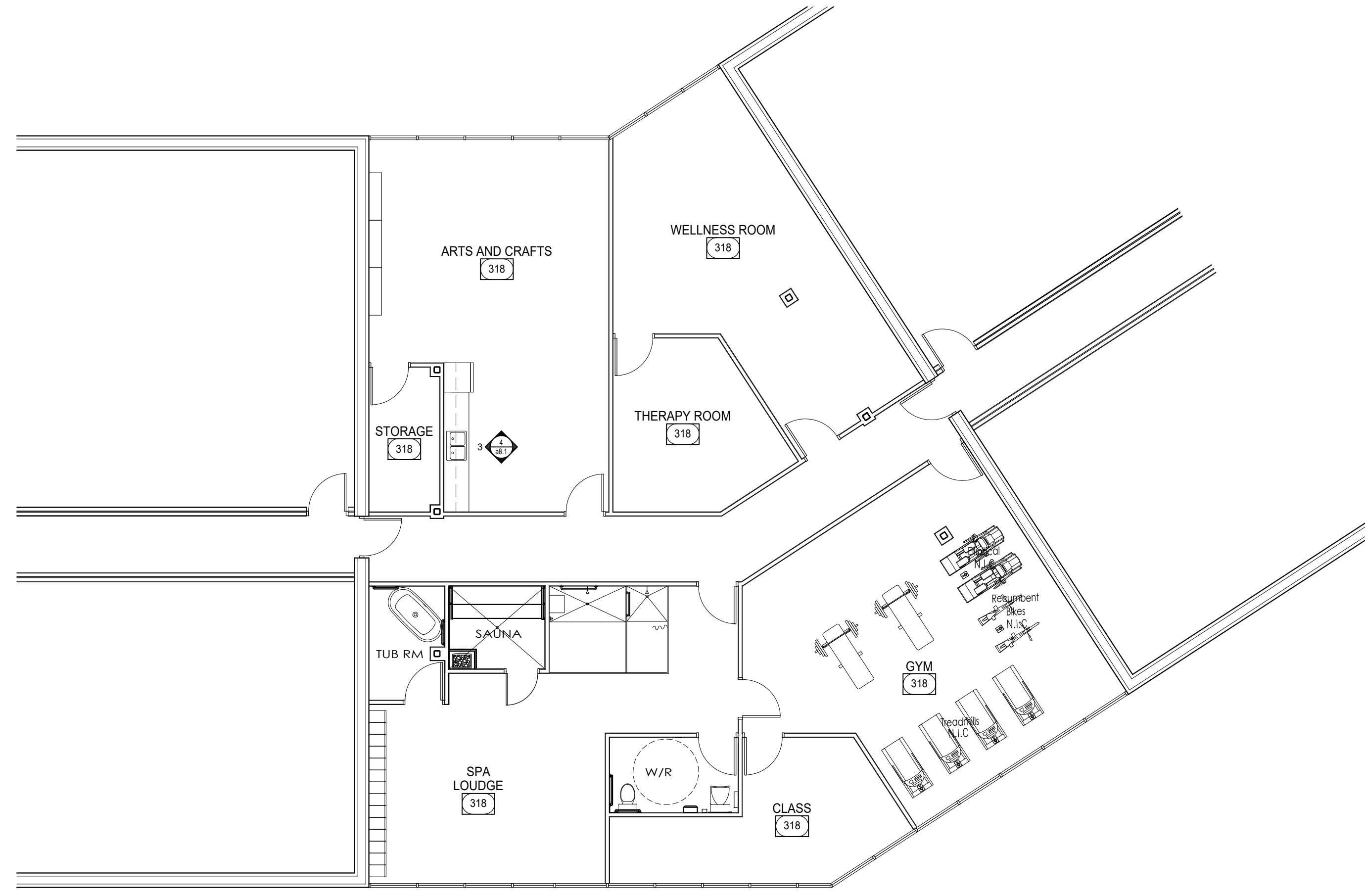
revisions

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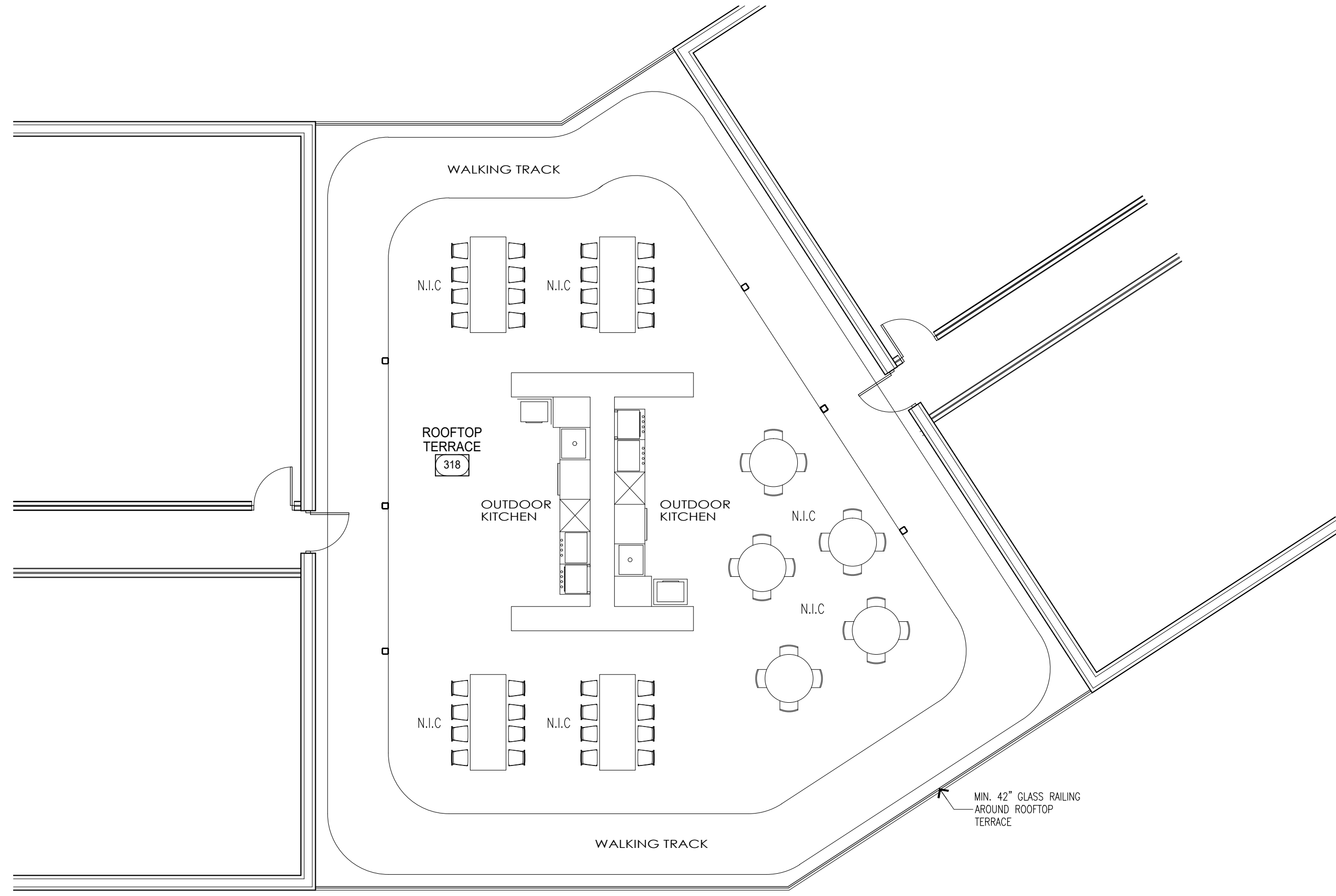
All drawings are to be confirmed in field by contractor. Errors and omissions to be corrected by contractor. Responsibility for coordination of all work remains with the General Contractor. david ellis architect inc. is not responsible for any errors or omissions in the field.



Ground Floor
Scale 1/8"=1'-0"



Level 2
Scale 1/8"=1'-0"



Level 3
Scale 1/8"=1'-0"

seal

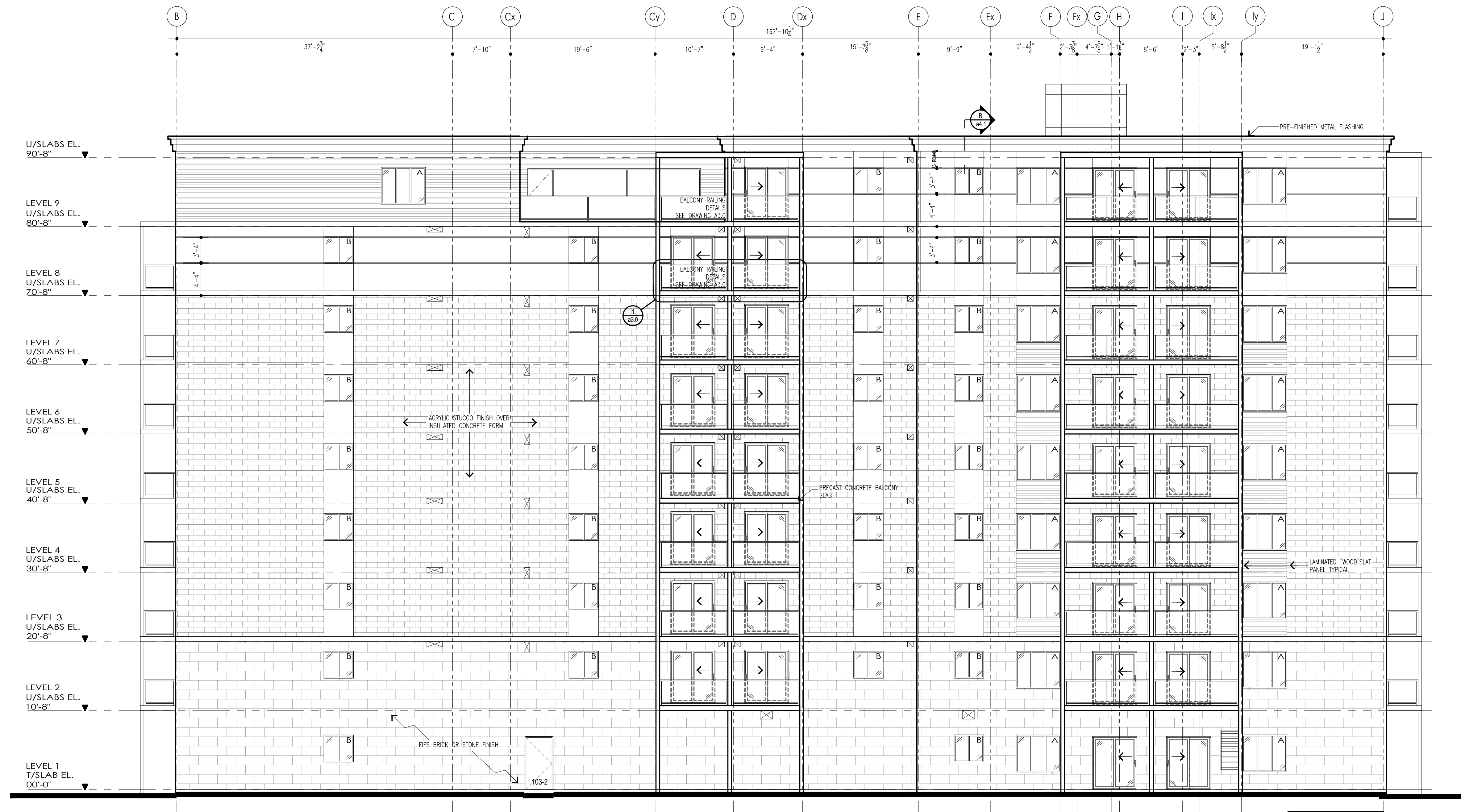
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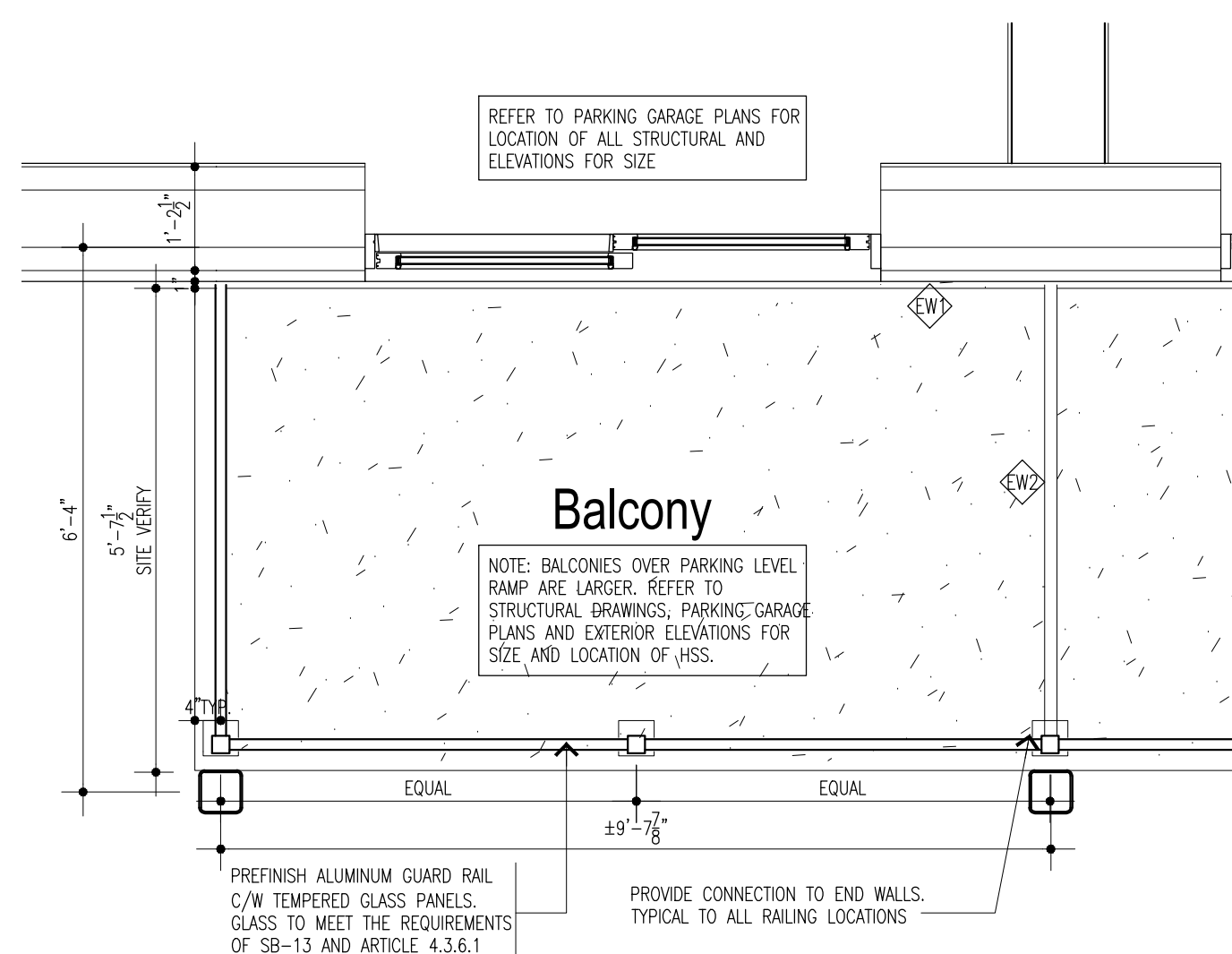
All drawings shall be prepared in accordance with the Ontario Building Code and all drawings shall be prepared in accordance with the Ontario Building Code. The architect shall be responsible for coordination of all work with the General Contractor. The architect shall be responsible for coordination of all work with the General Contractor. The architect shall be responsible for coordination of all work with the General Contractor.

drawing	scale
Link Layout	1/8"=1'-0"
Level 1, 2	date
and 3	October 30, 2024
project number	checked by
24-31	d ellis
	drawn by
	smackey

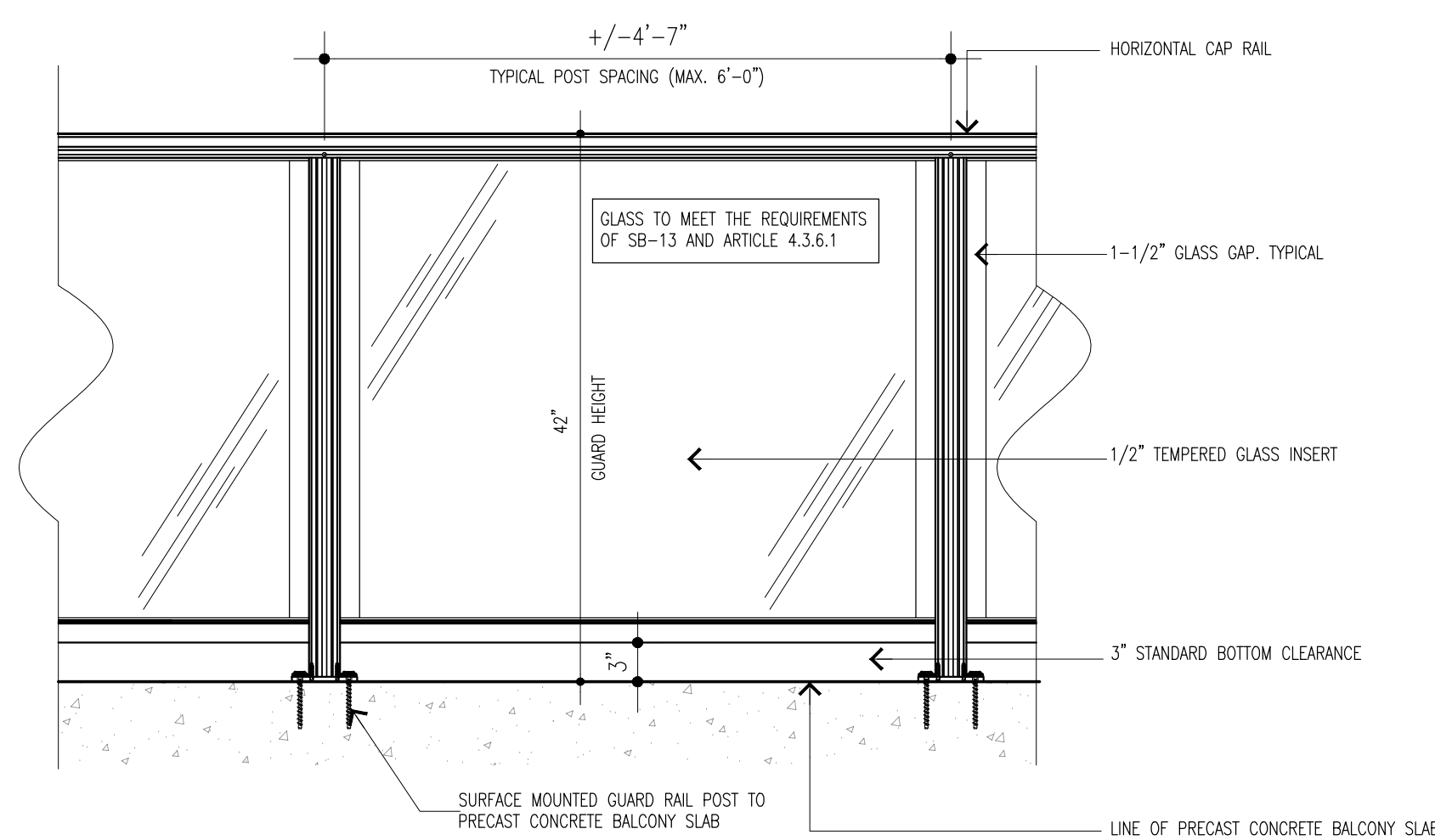


WEST ELEVATION
SCALE 1/8"=1'-0"

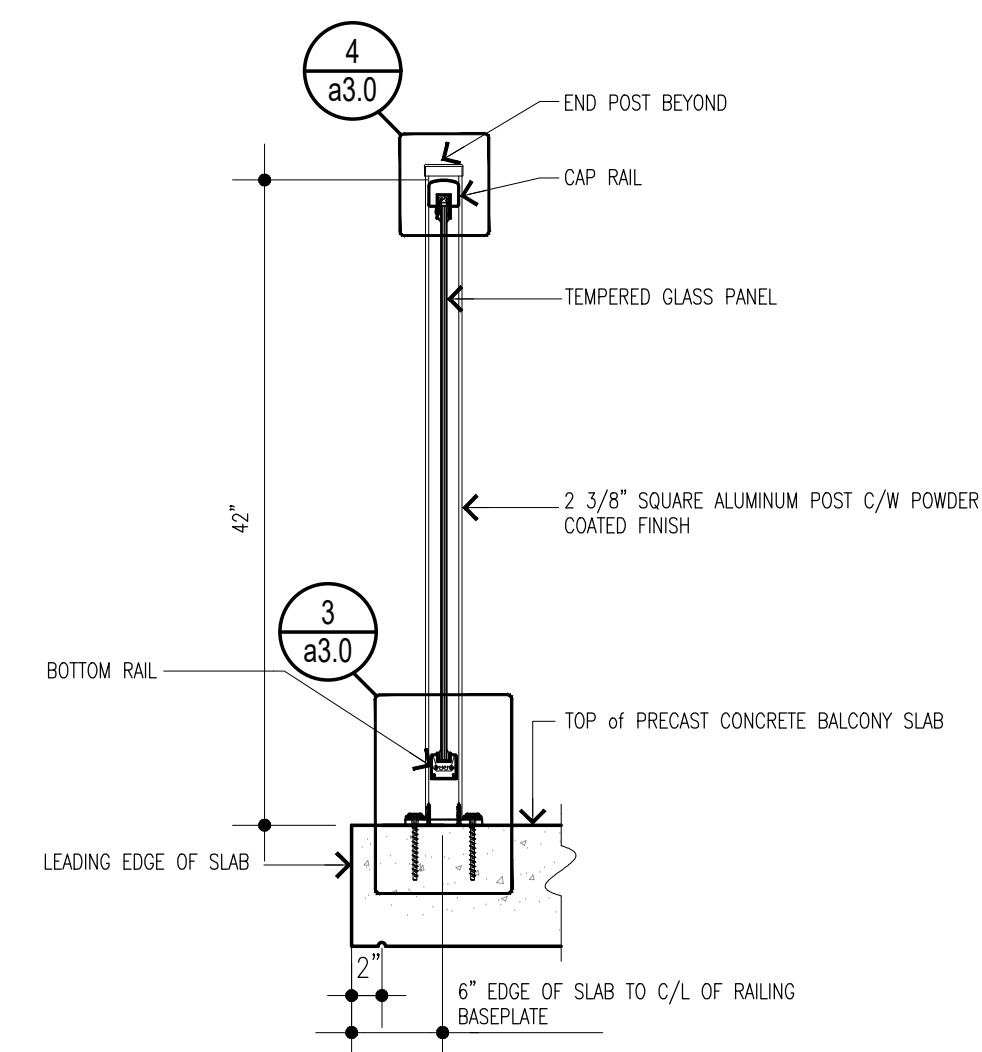
REFER TO DRAWING a3.1 AND DOOR SCHEDULE FOR SIZE OF EXTERIOR WINDOWS/DOORS AND CURTAIN WALLS.



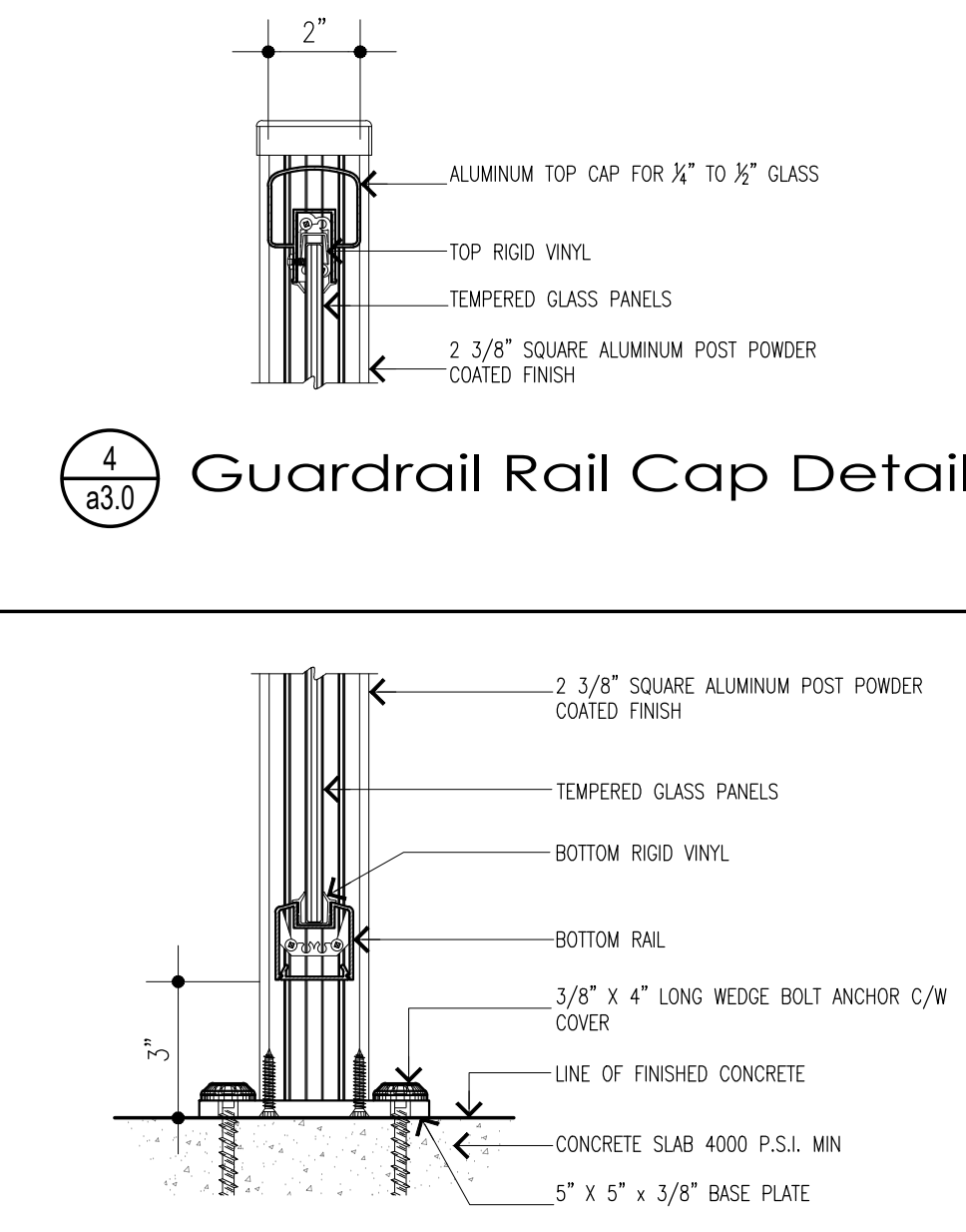
Typical Balcony Rail Layout



1 a3.0 Balcony Guard Rail Elevation Tempered Glass Panels



2 a3.0 Typical Balcony Rail Section



3 a3.0 Guardrail Post Surface Mounting Detail

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project
Proposed Apartment Complex
22 McDonald Avenue
Sault Ste. Marie, ON

scale
1/8"=1'-0"

date
October 24, 2024

checked by
d ellis

drawn by
smackey

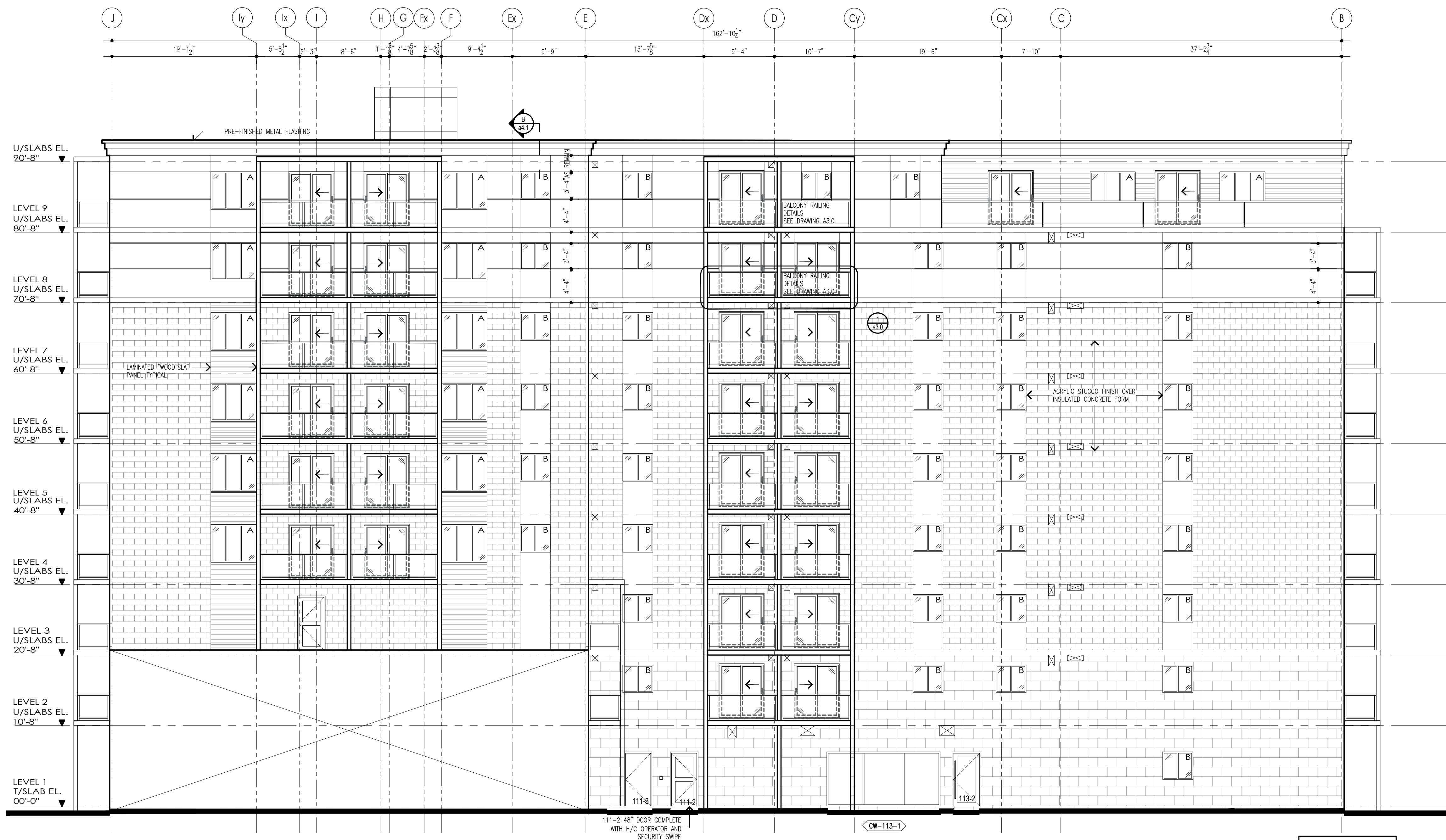
project number
24-31

revisions

david **ELLIS** architect inc.
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drawing
West Elevation

a-3.0

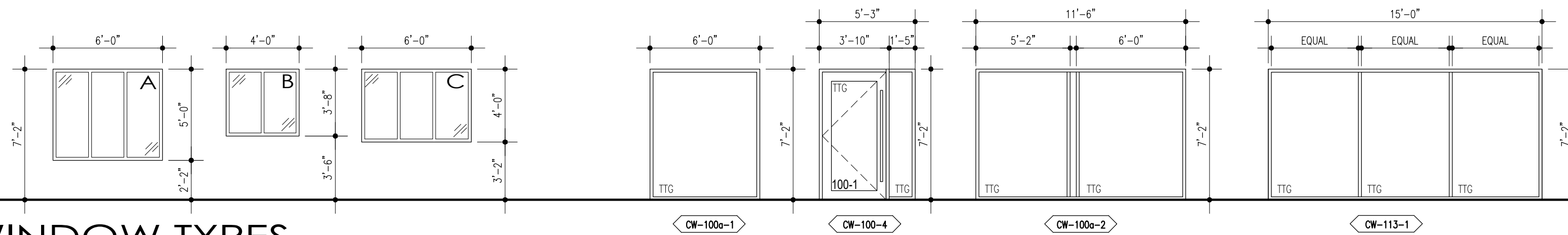


EAST ELEVATION
SCALE 1/8"=1'-0"

REFER TO DRAWING A3.1 AND DOOR SCHEDULE FOR SIZE OF EXTERIOR WINDOWS/DOORS AND CURTAIN WALLS.

Exterior Aluminum Entry Doors
ALUMICOR - Thermaporte 7700 T600B
or WINDSPEC - 5500 Series Wide Sill
Refer to hardware schedule for door prep requirements

Exterior Aluminum Curtain Wall
ALUMICOR - 2600 Series
or WINDSPEC - 5500 HTP Series
1-3/4" Triple Thermal Glazing
4" Deep Back Sections
Clear Anodized Finish
Extruded Aluminum Sills
Capped Joints



WINDOW TYPES
SCALE 3/16"=1'-0"

ABBREVIATION LEGEND
TTG - TEMPERED THERMAL GLAZING
TG - 1/4" TEMPERED GLAZING
FR - FIRE RATED GLAZING

ALL DIMENSIONS SHOWN ARE APPROXIMATE FOR ESTIMATING PURPOSES. CONTRACTOR IS RESPONSIBLE FOR SITE VERIFYING ALL MEASUREMENTS PRIOR TO ORDERING MATERIALS OR COMMENCING FABRICATION.

ALUMINUM NOTES:
ALL THERMAL GLAZING TO BE TEMPERED GLAZING TO BOTH INSIDE AND OUTSIDE LITES
ALL EXTERIOR FRAMES/GLAZING/DOORS, FLASHINGS, EXTRUDED SILLS BLOCKING, CALKING ETC. ARE TO BE PROVIDED AND INSTALLED FOR A COMPLETE WEATHER TIGHT INSTALLATION, AND TO MEET ALL APPLICABLE O.B.C. REQUIREMENTS.

PROVIDE TOP AND BOTTOM FLASHING, TYPICAL
PROVIDE ROPE AND CALKING TO VERTICAL JUNCTION OF WINDOW OPENINGS. IF GAP OVER 3/4", PROVIDE ALUMINUM FILLER AND CALKING, TYPICAL.

NOTE: ALL THE SUITE WINDOWS TO HAVE BRICK MOULDS

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scale	1/8"=1'-0"
date	October 24, 2024
checked by	d ellis
drawn by	smackey

drawing
East Elevation
project number
24-31

a-3.1



SOUTH ELEVATION
SCALE 1/8"=1'-0"

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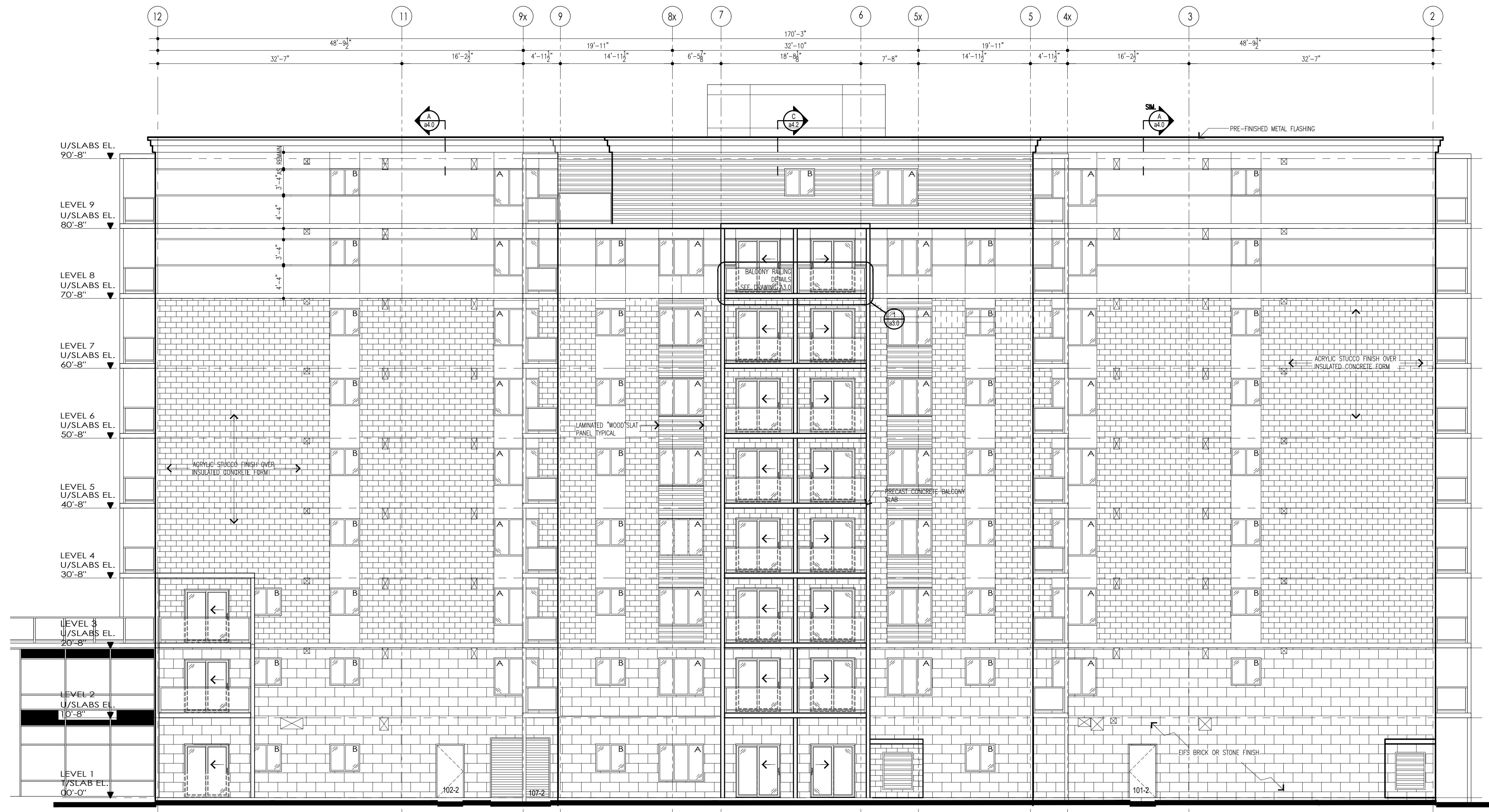
Project
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revisions

scale 1/8"=1'-0"
 date October 24, 2024
 checked by d ellis
 drawn by smackley

drawing South (Front) Elevation
 project number 24-31

a-3.2



NORTH ELEVATION
SCALE 1/8"=1'-0"

REFER TO DRAWING 3.1 AND
DOOR SCHEDULE FOR SIZE OF
EXTERIOR WINDOWS/DOORS AND
CURTAIN WALLS.

not to be used for construction unless sealed
and signed by the architect

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Revisions

responsibility for the accuracy of this information is the responsibility of the architect. The architect shall be responsible for coordination of all work with the relevant authorities. The architect shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for the construction of the building in accordance with the approved plans and specifications. The architect shall be responsible for the construction of the building in accordance with the approved plans and specifications.

drawing
North Elevation
 project number
24-31

scale
 1/8"=1'-0"
 date
 October 24, 2024
 checked by
 d ellis
 drawn by
 smackley

A-3.3